



North Park Mini-Park & Associated Streetscapes



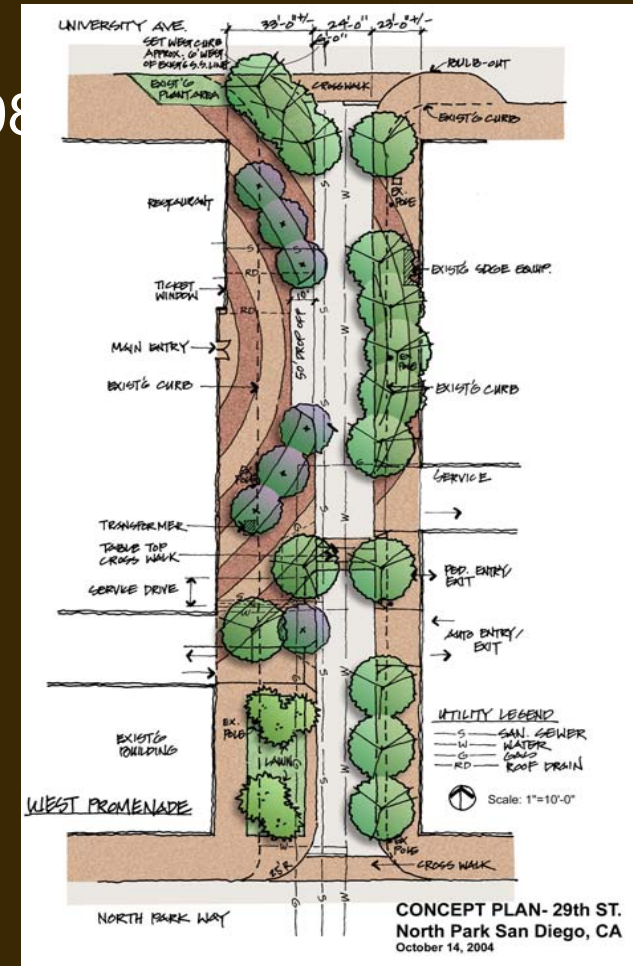
Community Workshop #3
March 19, 2012

The slide features a large, solid dark brown rectangular area in the center. Above this area, there is a horizontal bar divided into two segments: an orange segment on the left and a light green segment on the right. Below the brown area, there is another horizontal bar divided into three segments: a small dark olive green segment on the left, a medium brown segment in the middle, and an orange segment on the right. The text "PROJECT PROCESS" is written in a light green, sans-serif font on the right side of the brown rectangle.

PROJECT PROCESS

Project Process

- Previous Planning Efforts
 - Greater North Park Community Plan, 1988
 - North Park Theater Plaza, 2004
 - General Plan, 2008
 - North Park Parking Management Plan, 2010
 - Other
- Concurrent Planning Projects & Processes
 - Greater North Park Community Plan Update
 - University Ave Mobility Plan & EIR
 - Jefferson Elementary School Joint Use Improvements
 - Other



Project Process

**Existing
Conditions
& Vision**



Stakeholder
Interviews



Community
Workshop #1

**Prelim.
Design
Concepts**



Community
Meeting #2

**Refined
Design
Concepts**



Community
Meeting #3



Community
Meeting #4
+North Park
Rec. Council



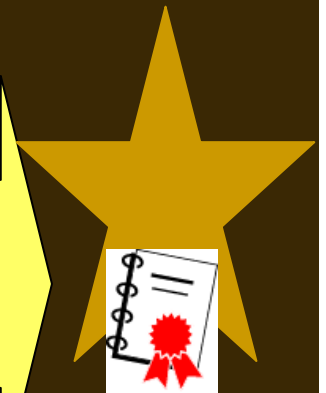
DRC



Park & Rec.
Board

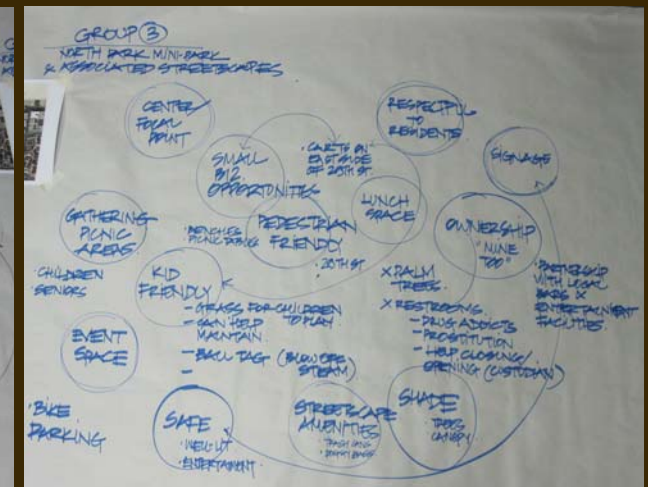
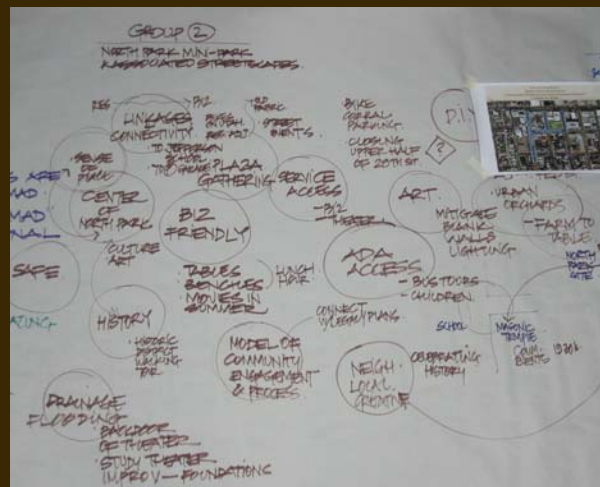
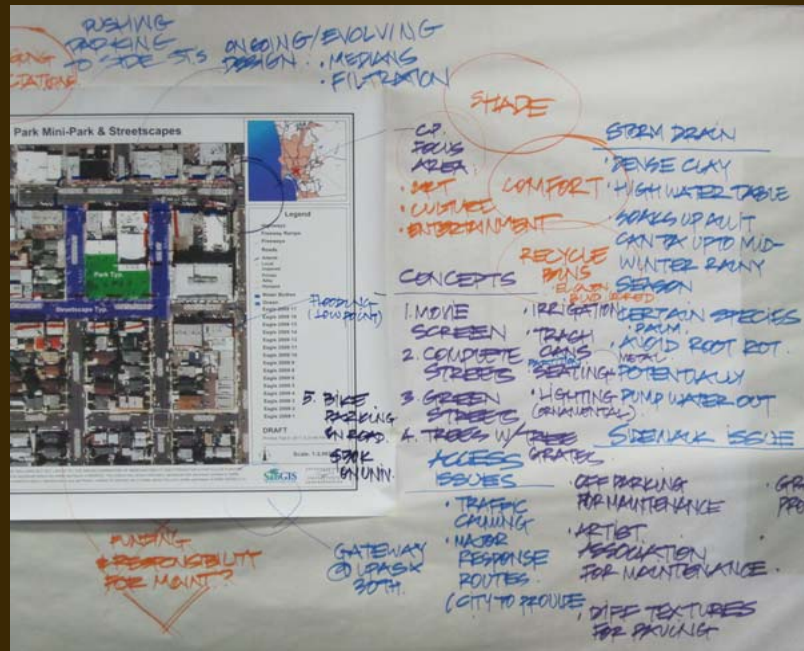


Planning
Committee



**Mini
Park
GDP
& Street-
scape
Master
Plan**

Project Process



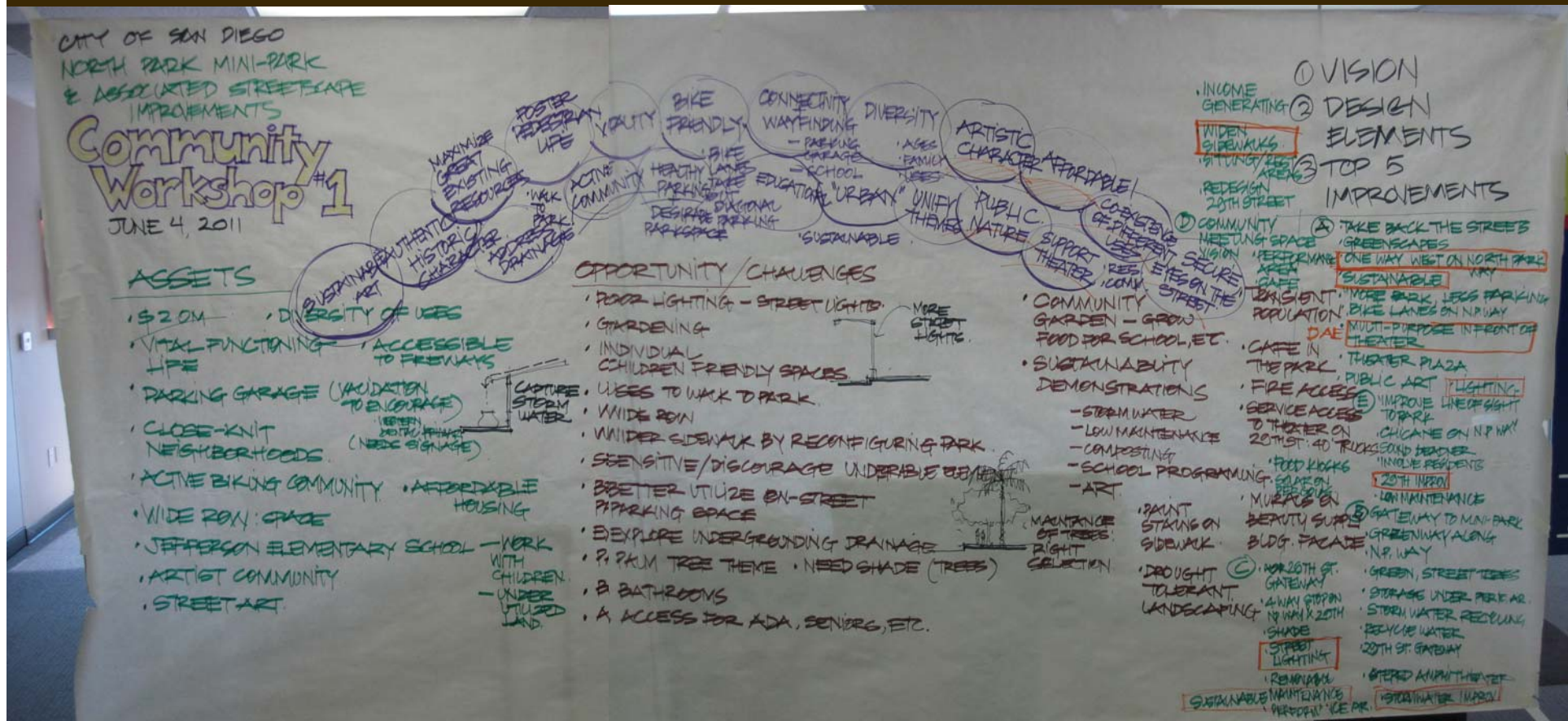
Project Process:

Community Workshop #1 & 2



Project Process

Community Workshop #1: Assets Challenges & Opportunities



Project Process

Community Workshop #2: Concept Alternatives

COMMUNITY WORKSHOP #2
NORTH PARK MINI-PARK & ASSOCIATED STREETS CAPS

STREETS

- PAINTED, NOT APPROPRIATE FOR SAN DIEGO
- ANYTHING IS GOOD THAN NO PARKING LOT
- PLACE TO DANCE
- PARKING STRUCTURE
- DO NOT RESTRICT ACCESS TO STRUCTURE
- WATERFLOODING OF ST.
- VENDORS ARE EXTREMELY IMPORTANT TO ACTIVATE THE PARK
- VENDOR MAINTAIN
- LOW WATER REVENUE MAINTENANCE
- REVERSE ENTRY OR PARKING STRUCTURE
- CAPE OF @ PARK WILL HELP MAINTAIN
- SOLAR PANELS: ENERGY GENERATION
- BUDGETS FOR MAINTENANCE

OVERARCHING

- PARKING FOR SCHOOL (TEACHERS, STAFF, ETC.)
- SECURITY
 - DURATION - BOTH ST. CROWD
 - OPEN HOURS - USE #24HR
- PARKING REDUCTION
 - ON N.P. WAY: DIAGONAL LEAD-IN ON BOTH SIDES
 - MAXIMIZE @ ON N.P. WAY
- INCREASING DIA
 - ON-STREET TO MAKE UP FOR LOST PARKING
- BALANCE PARKING WITH MINI-PARK NEEDS
- UTILITY AREA TO ACCOMMODATE BUS, DOMESTIC TRUCKS
- NO PARKING FOR PARK
- TEENAGE USERS
- TURF ATTRACT MULTIPLE USERS... MORE SAN DIEGO
- MORE URBAN, NOT NEIGHBORHOOD PARK

NORTH PARK GARAGE

- CIRCULATION FOR AUTOS
- VALET PARKING
- SPECIAL EVENTS PEAK CIRCULATION IN AND OUT

NORTH PARK WAY

- REDUCTION OF ON-STREET PARKING - FOR & AGAINST
- TRAFFIC CALMING: SPEED BUMPS

RETAIL?

- VEGETATION? LIGHTING
- SECURITY REASONS
- THEATER SERVICE ACCESS
- IF YOU GO TO PARK, SOME RESTROOMS

VIADUCT: WATER TREAT RELATIONSHIP (GREENHOUSE, GROWERS)


- TURF MAY HELP?
- VINYL SKATED RAMP PARK
- ACT A MULTI-PURPOSE
- STAGE FACING EAST ON GRANADA
- ASPHALT IN FRONT OF THE GARAGE ON 25TH ST
- OUTDOOR SPACE

PERMEABLE PAVING

- ARTIFICIAL TURF MAY BE MORE SUITING
- LIKE TURF AREA FOR RESIDENTS

MINI-PARK

- OPEN SPACE
- TOO MUCH PROGRAM?
- SECOND IMPACTS: CORNER OF N.P. GRANADA
- THEATER
- VAULT BICUBIC VINEY
- TURF X
- 20TH ST ✓
- DELGT NEXT TO DRY CLEANER
- URBAN TURF IS NOT OPEN
- FACE TO POLICE
- MULTI-PURPOSE
- OF SPACE UNDER PLATFORM
- PERM. PARKING SPACES



Alternative A



Alternative B



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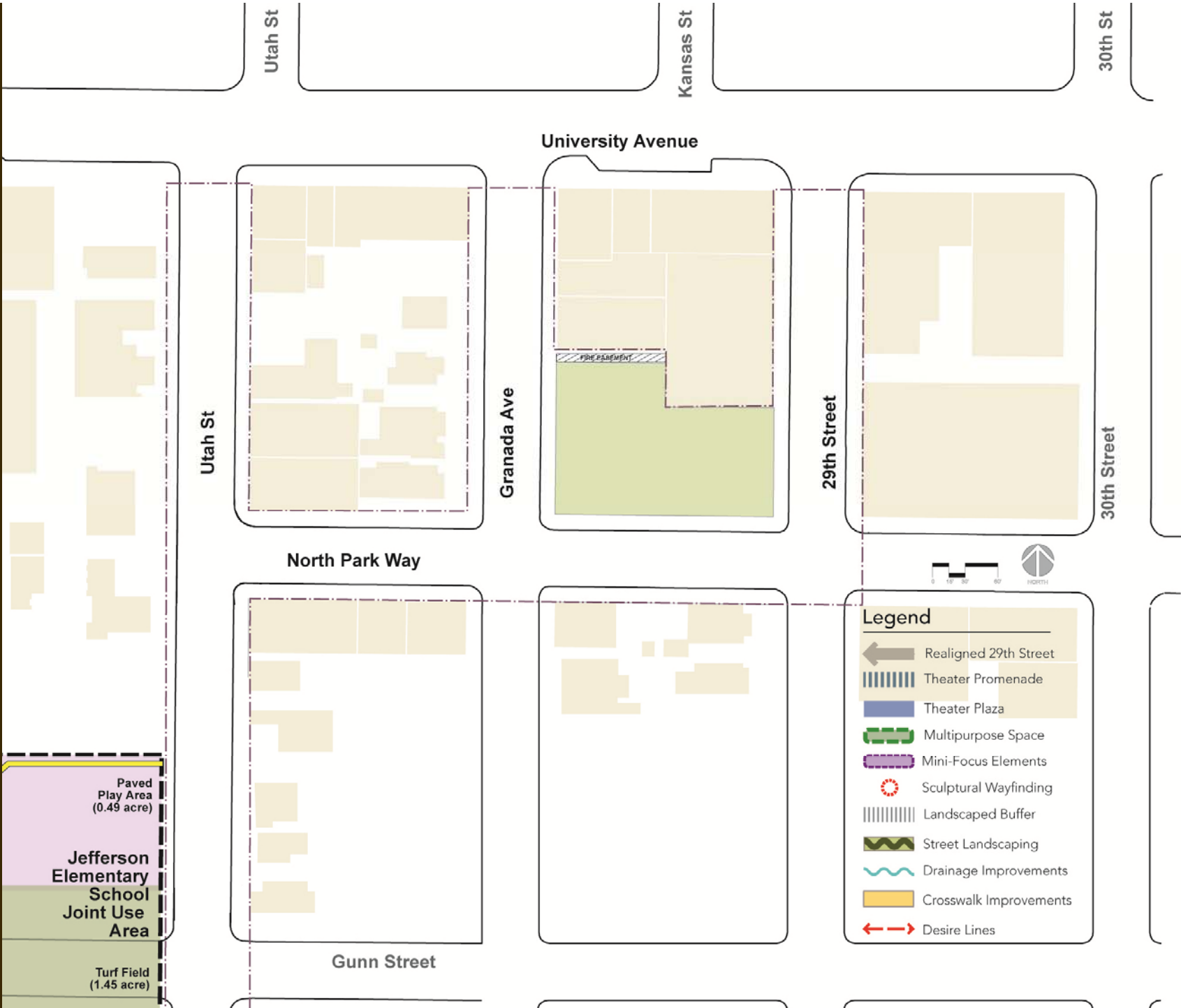
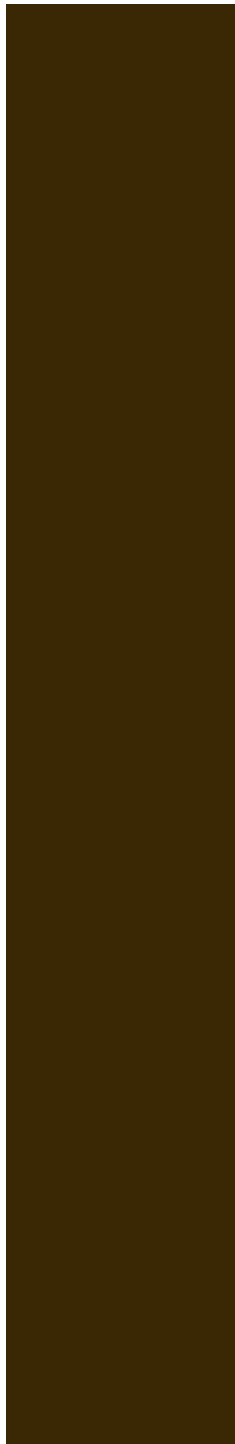
COMMUNITY VISION

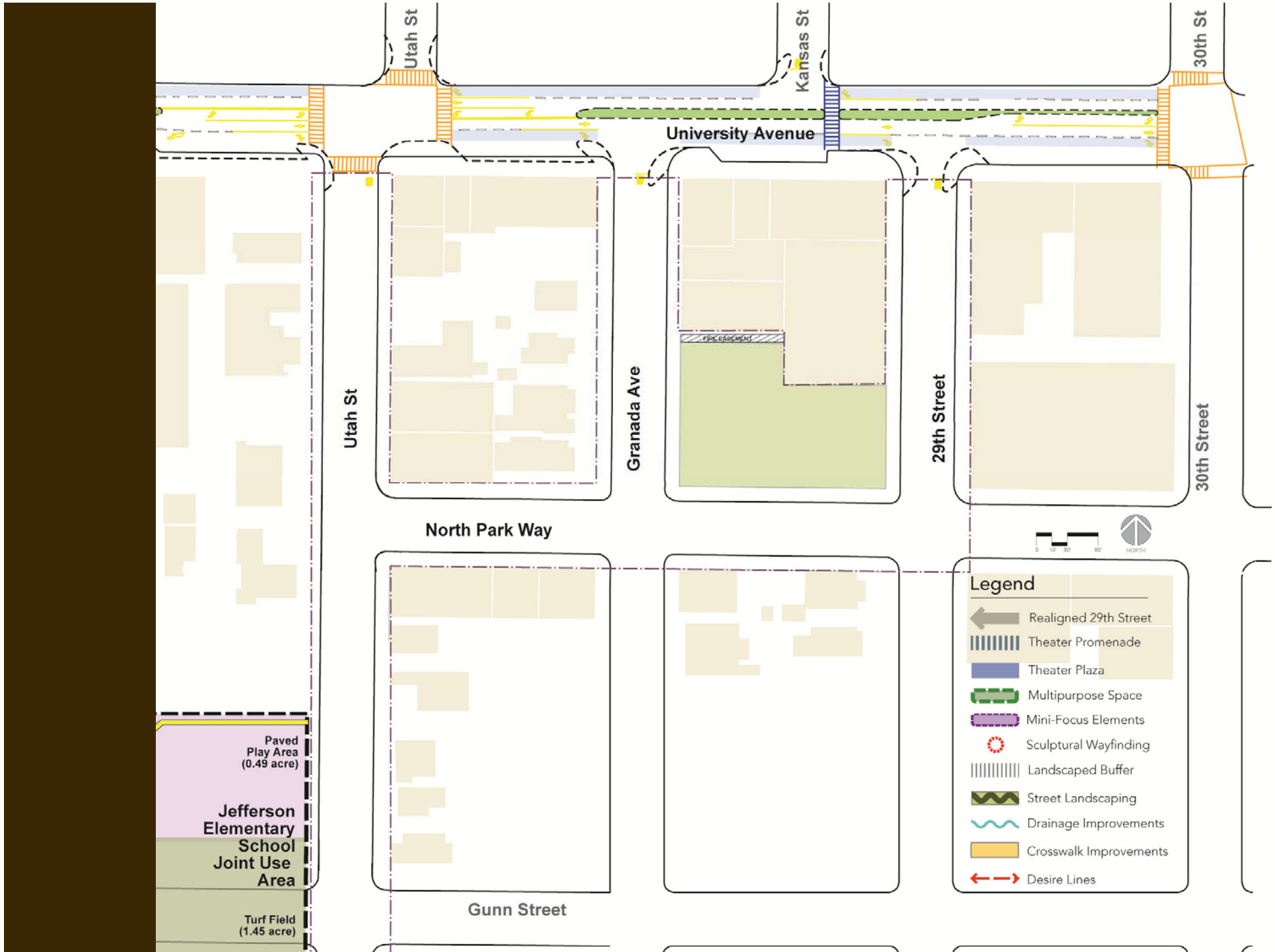
commercially viable
active
diverse
public
north park
healthy
affordable
urban
supportive
coexist
authentic
educational
unified
safe
artistic
connected
historic character
sustainable
pedestrian friendly
bike-friendly
desirable

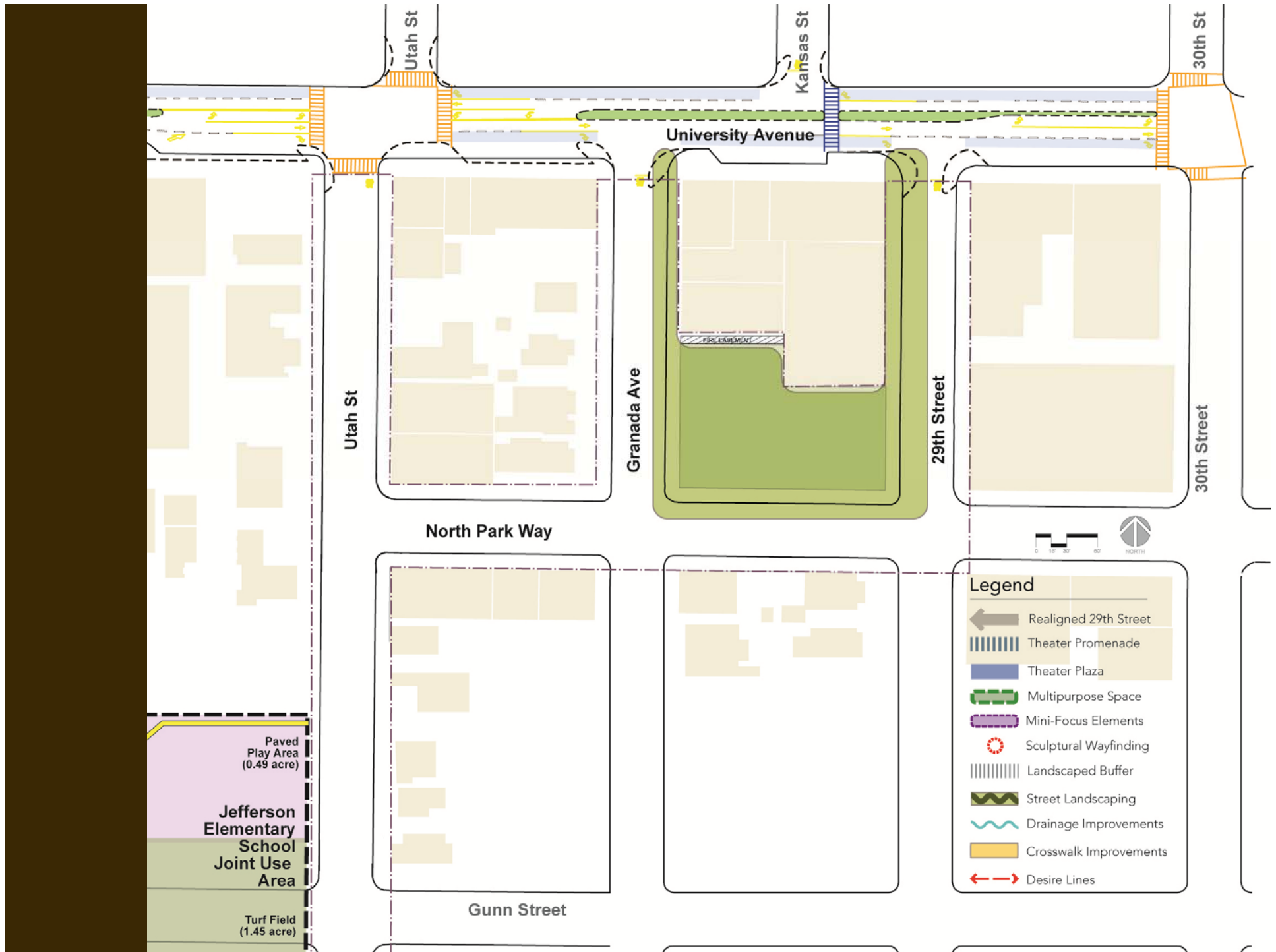


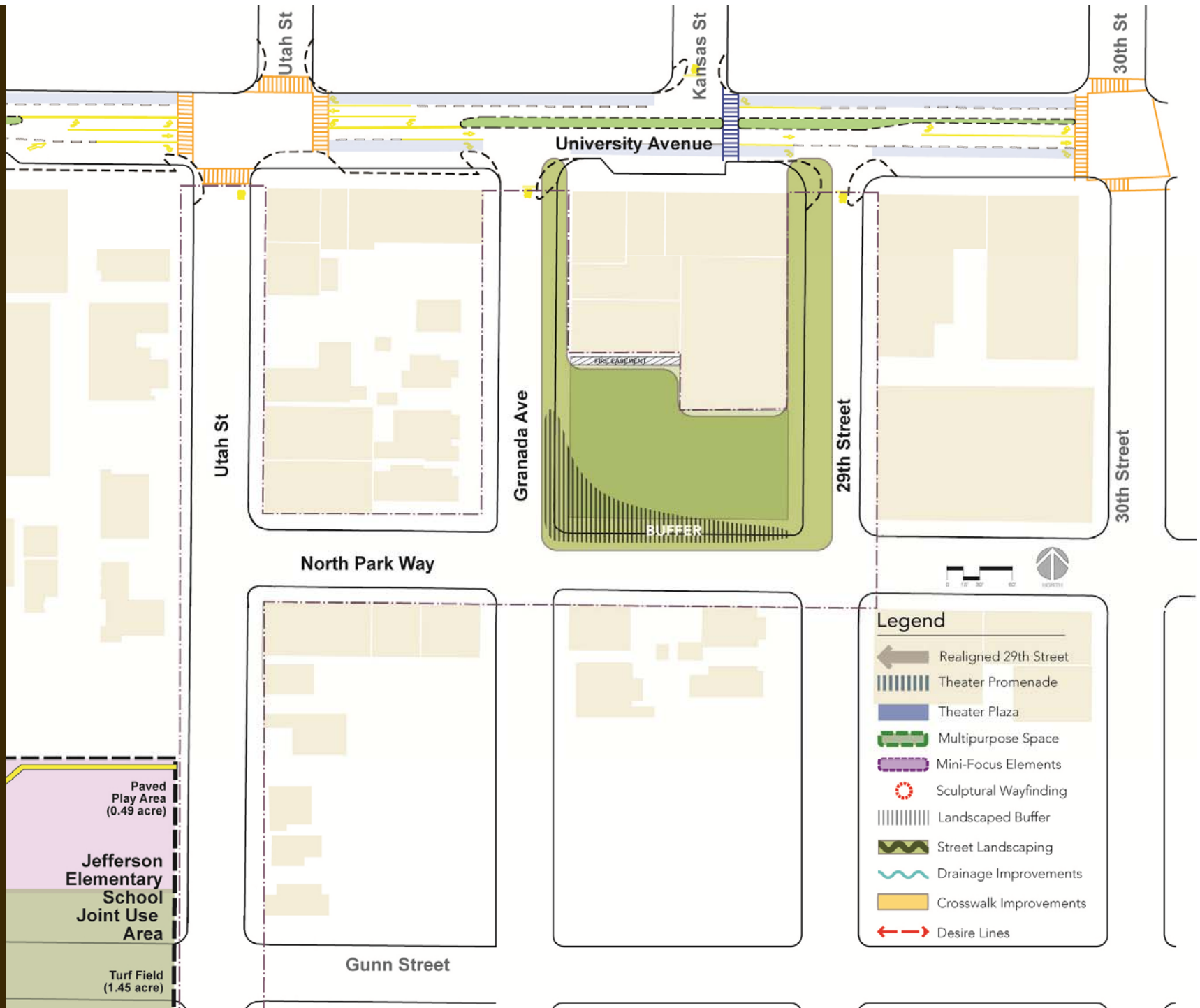
OVERARCHING DESIGN CONCEPT

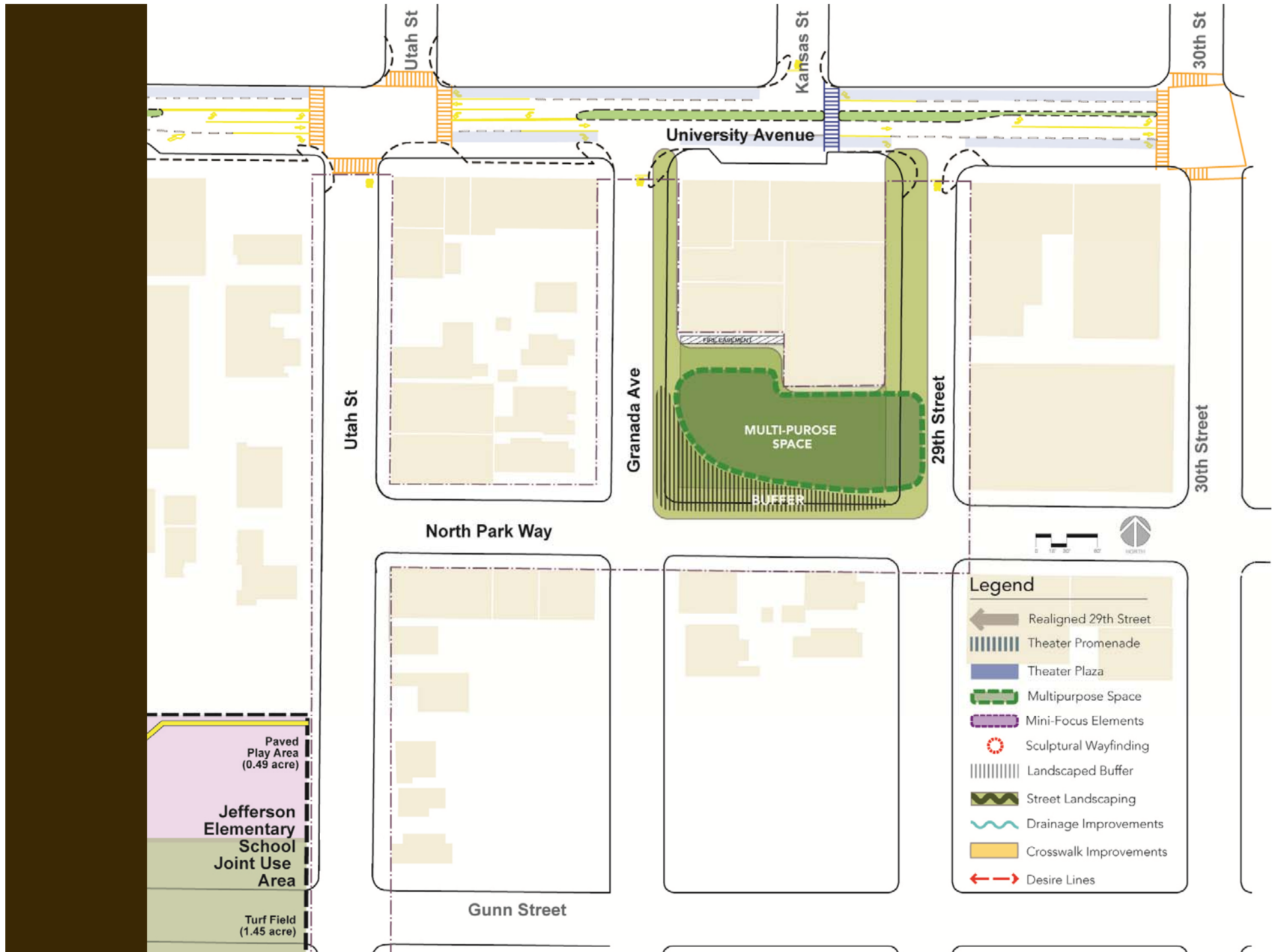


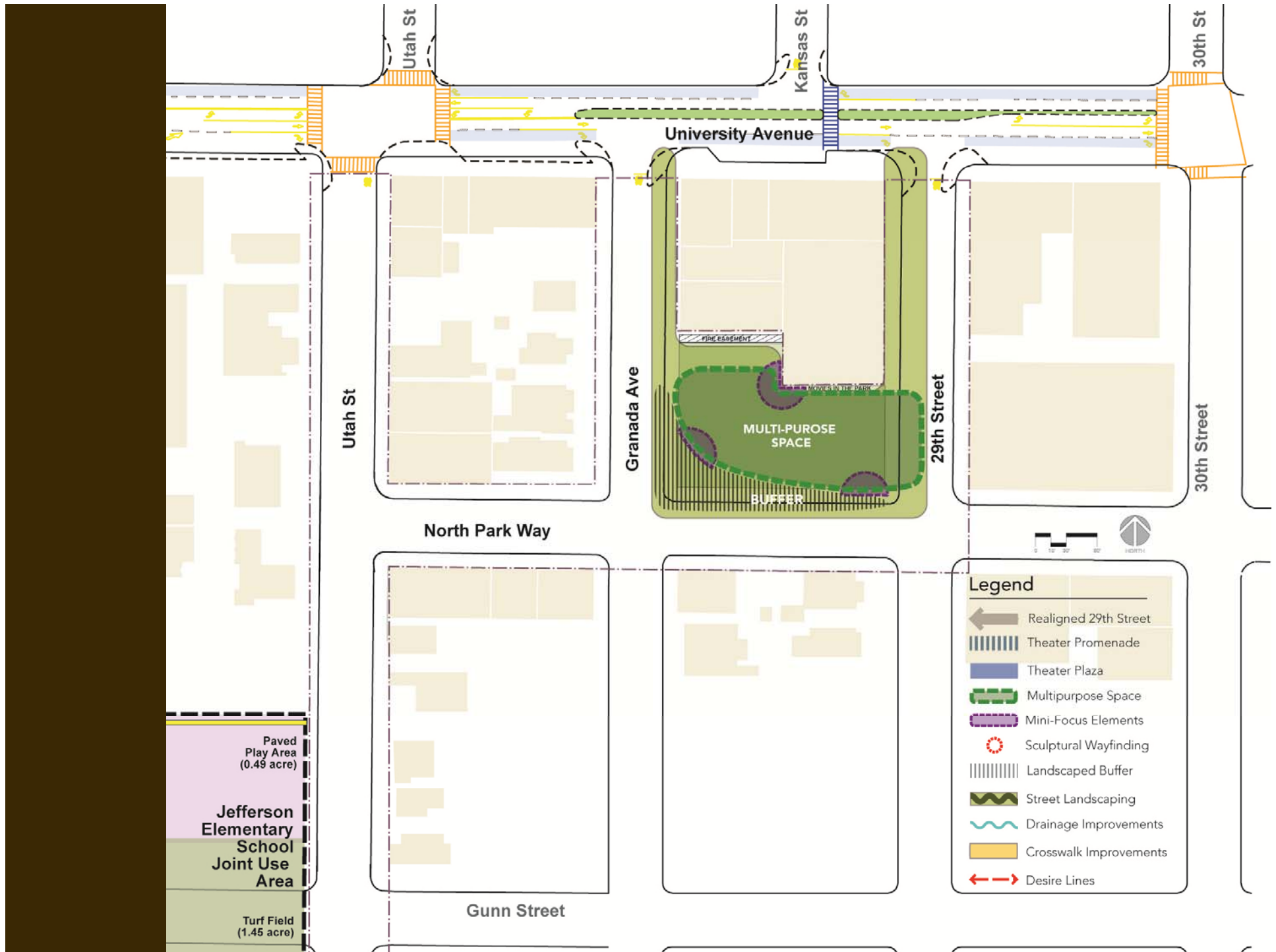


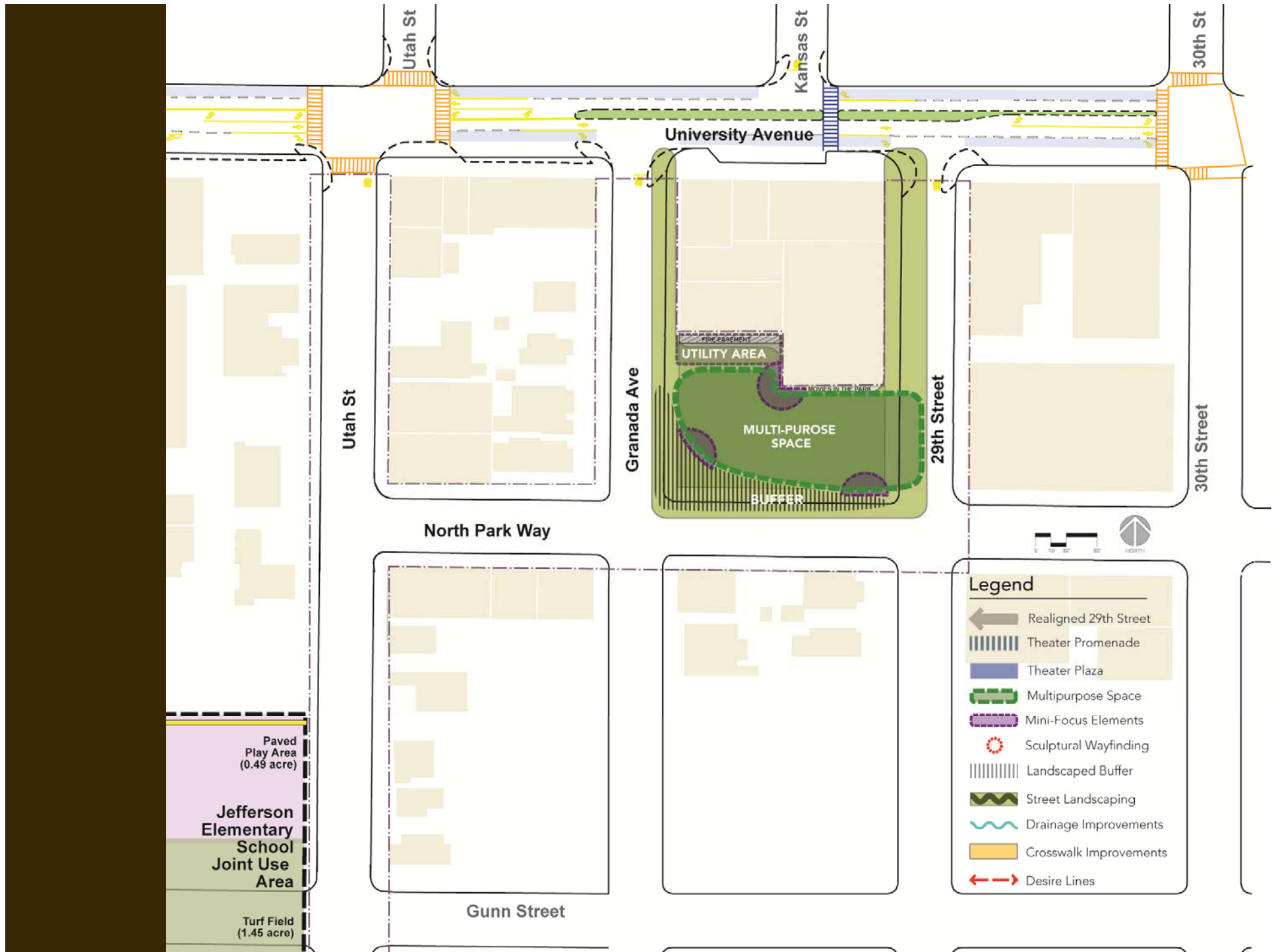


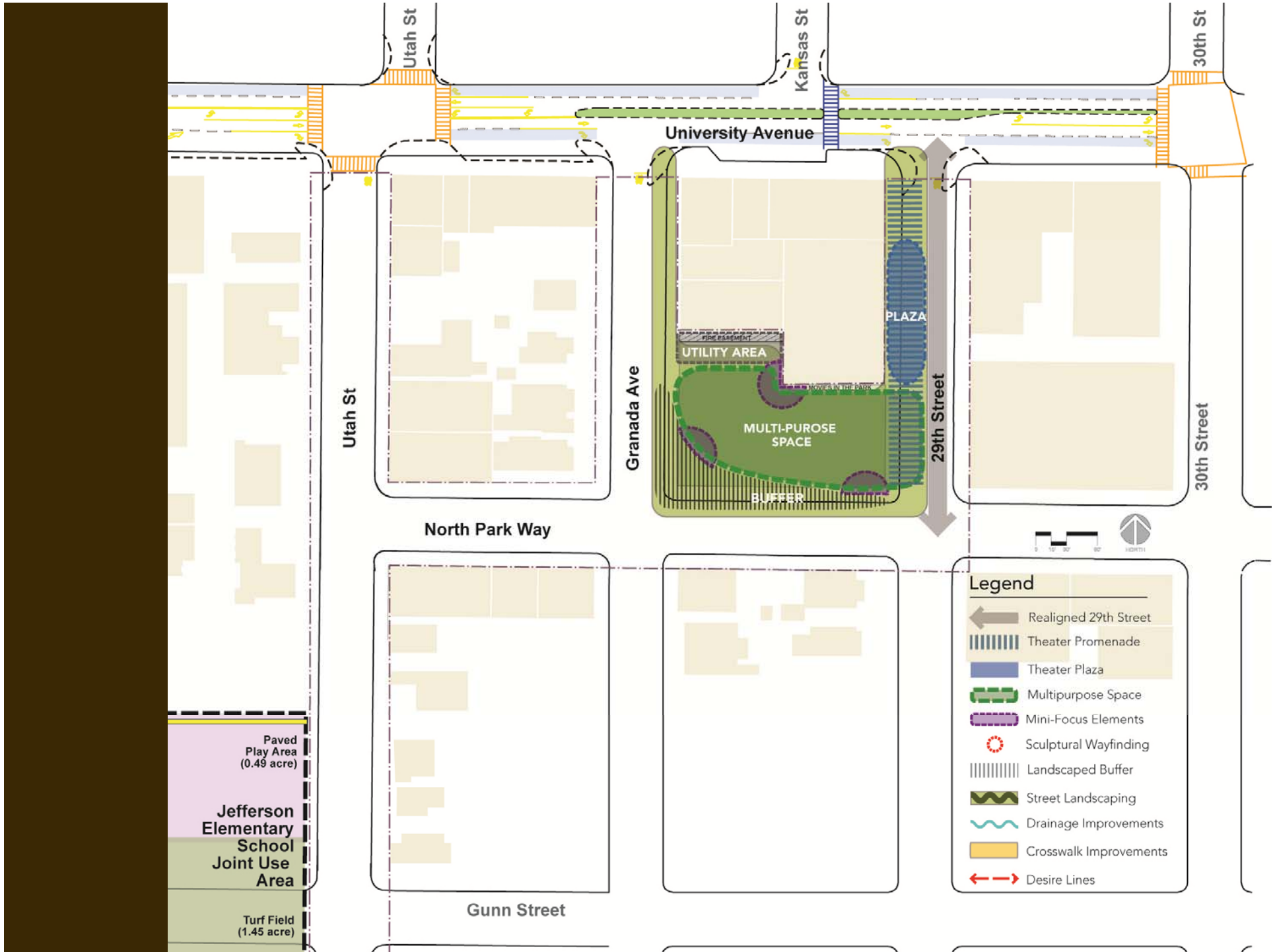


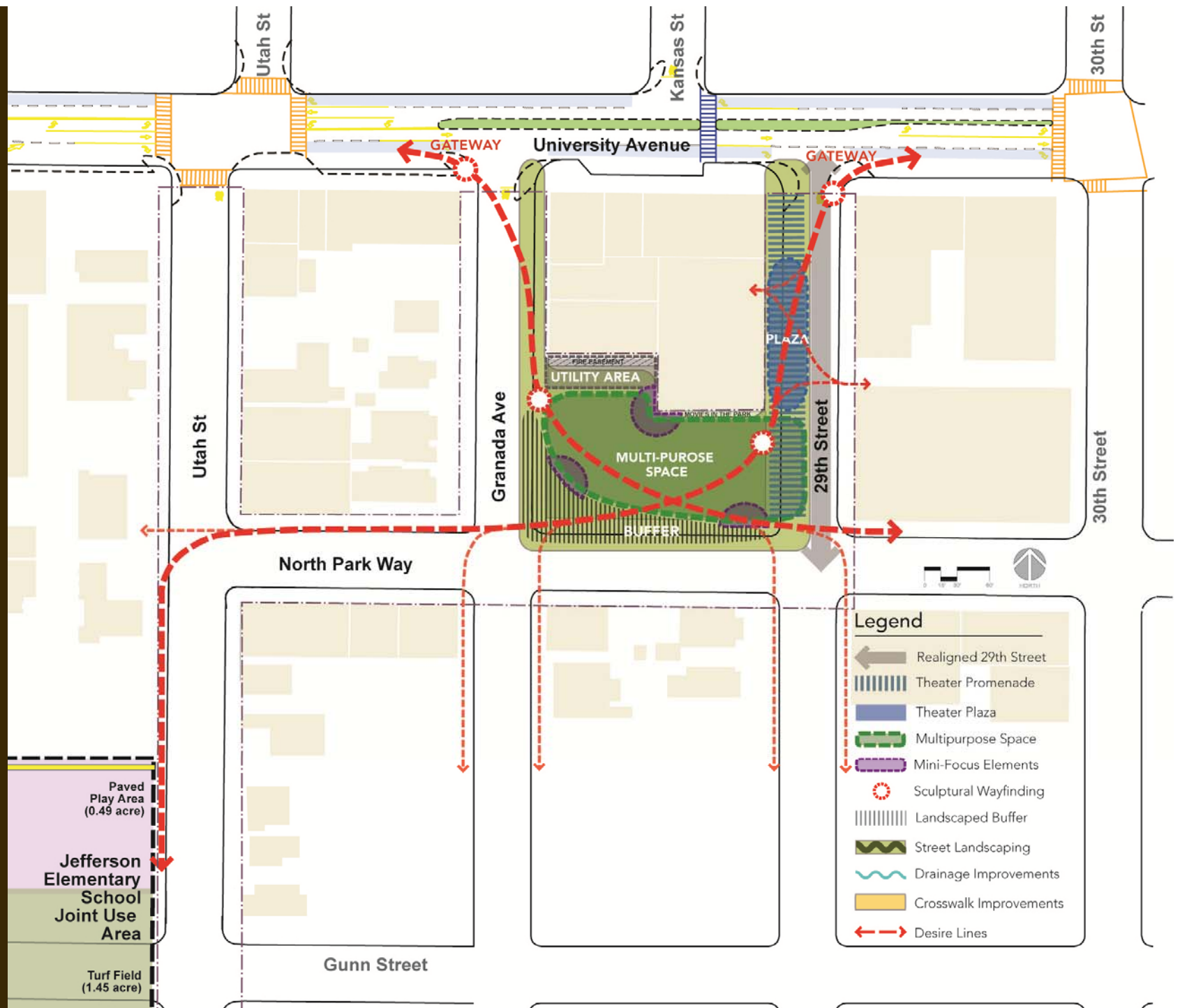


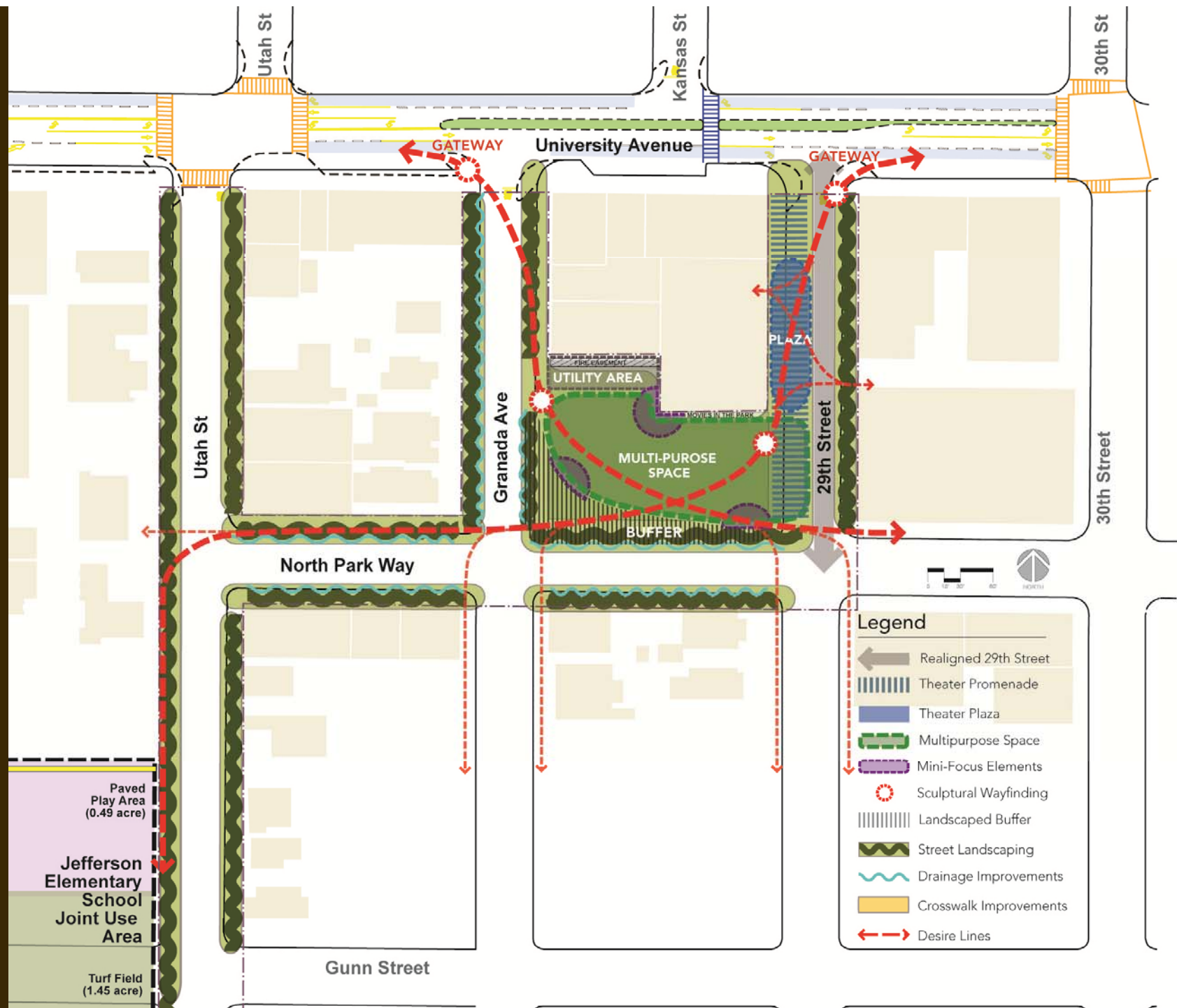


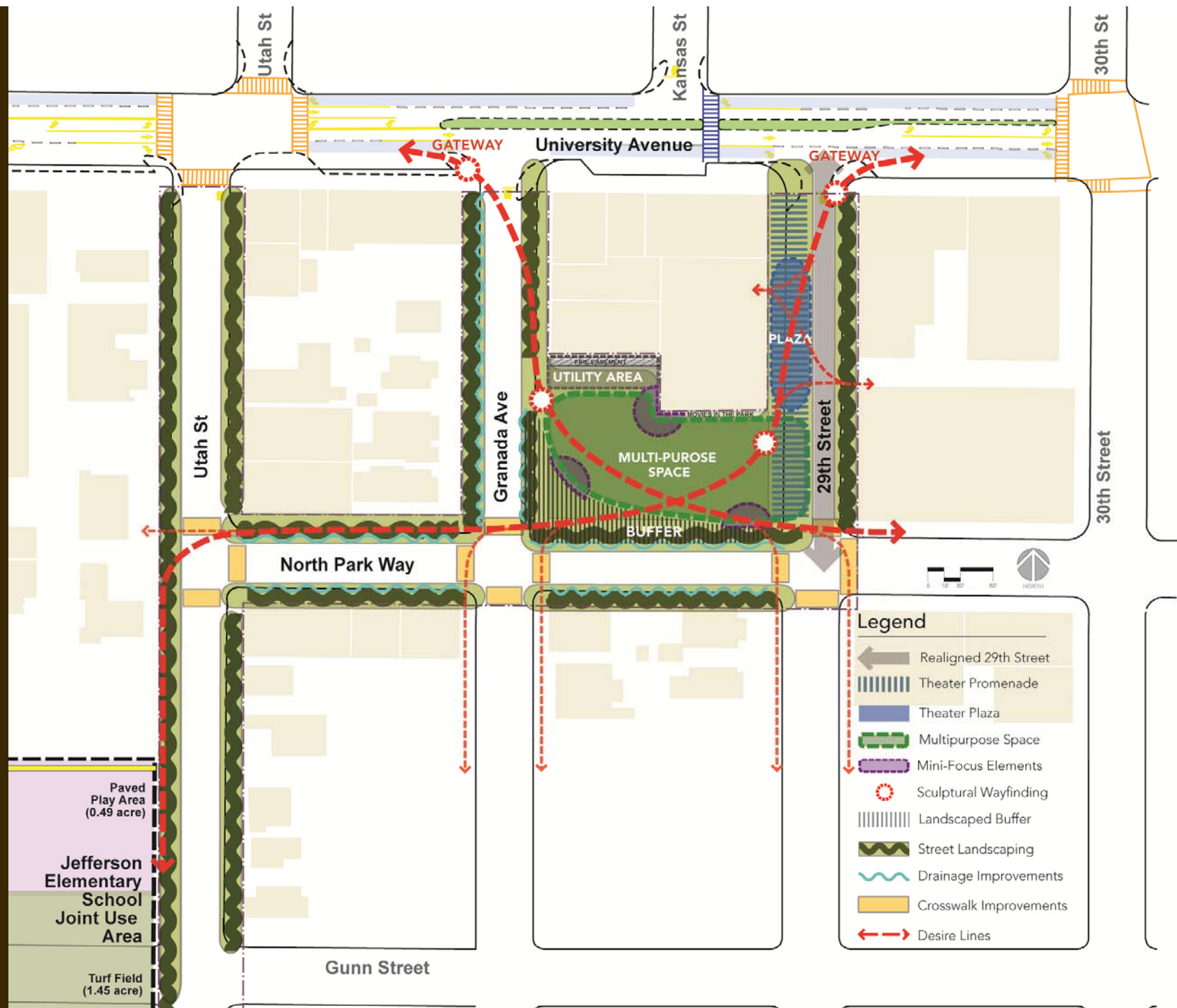










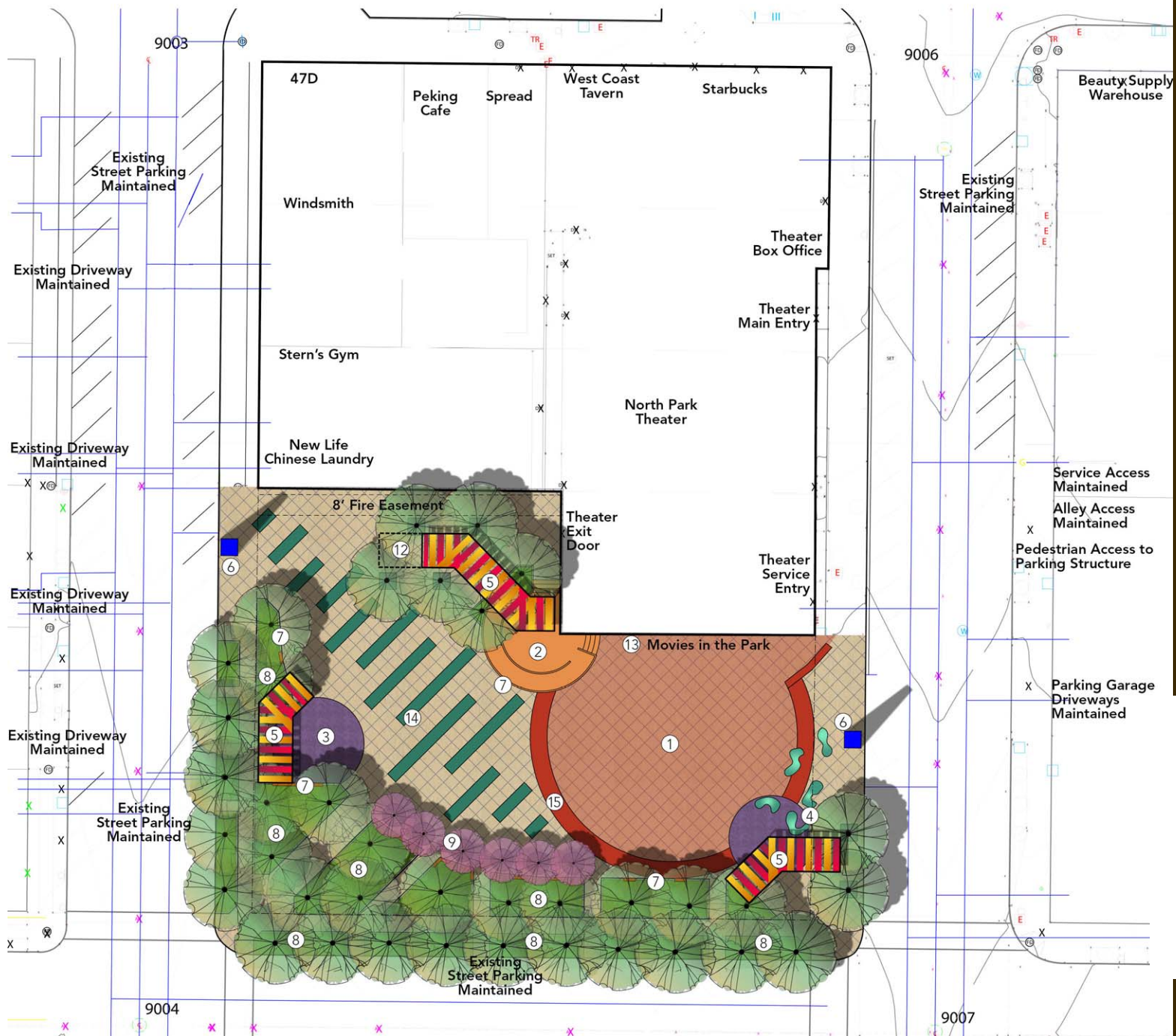




Legend

1. Multi-Purpose Space
2. Stage (For Small Performances, etc)
3. Space For Temporary Stage
4. Interactive Play Sculpture
5. Pergolas (Vendor Space)
6. Sculptural Wayfinding Elements
7. Seat Walls
8. Stormwater Planters
9. Accent Trees in Grates
10. Street Trees in Raised Planters
11. Street Trees in Grates
12. Plumbing & Electrical Hook up (Potential Location for Future Restroom)
13. Existing Theater Wall for Movies in the Park (With Electrical Hookup)
14. Donor's Walk
15. Donor's Arc





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PREFERRED MINI-PARK DESIGN ELEMENTS



- Multi-Purpose Space



MINI-PARK

- Multi-Purpose Space



MINI-PARK

- Multi-Purpose Space



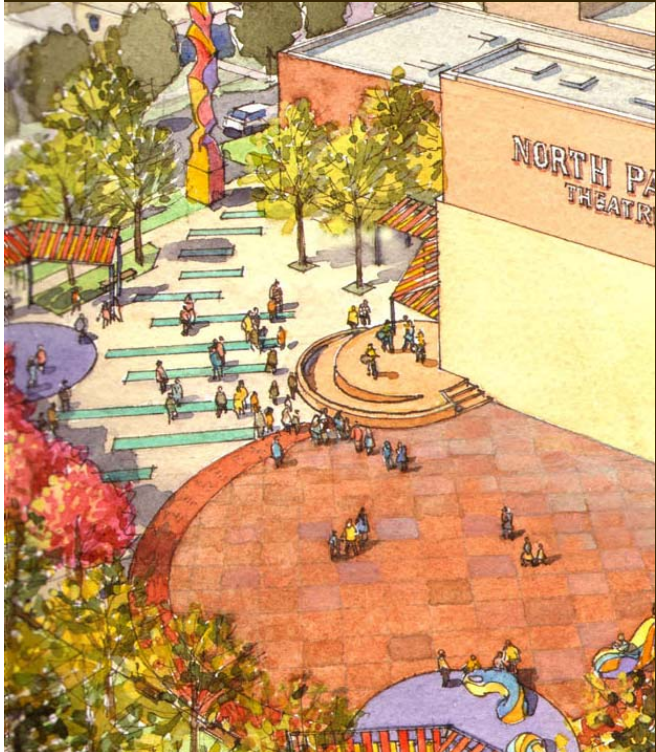
MINI-PARK

Stage For Small Performances:



MINI-PARK

Stage For Small Performances:



MINI-PARK

- Space for Temporary Performances:



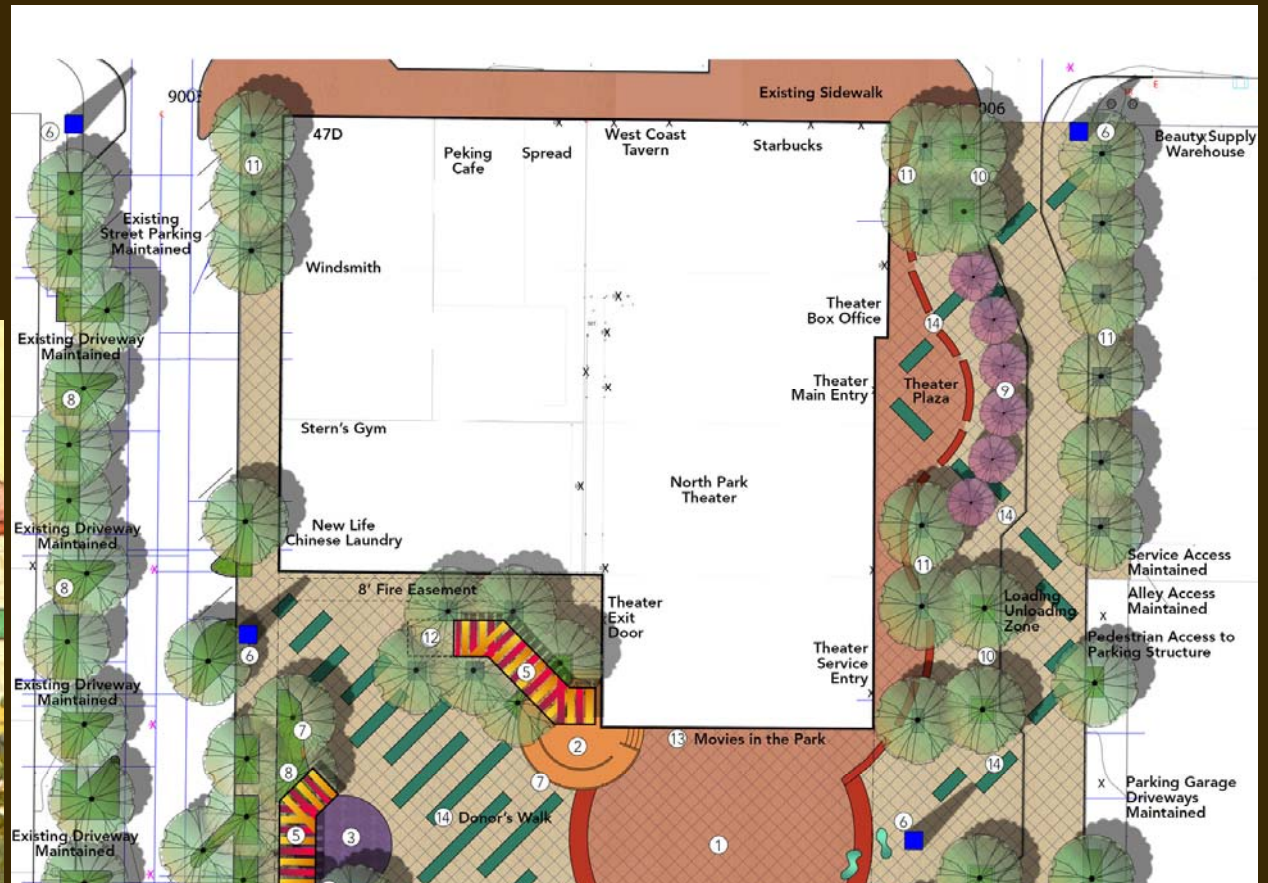
MINI-PARK

- Interactive Play Sculpture



MINI-PARK

- Interactive Play Sculpture



MINI-PARK

- Trellis/
Pergolas:





MINI-PARK

- Sculptural Wayfinding Elements:



MINI-PARK

- Sculptural Wayfinding Elements:



MINI-PARK

- Sculptural Wayfinding Elements:

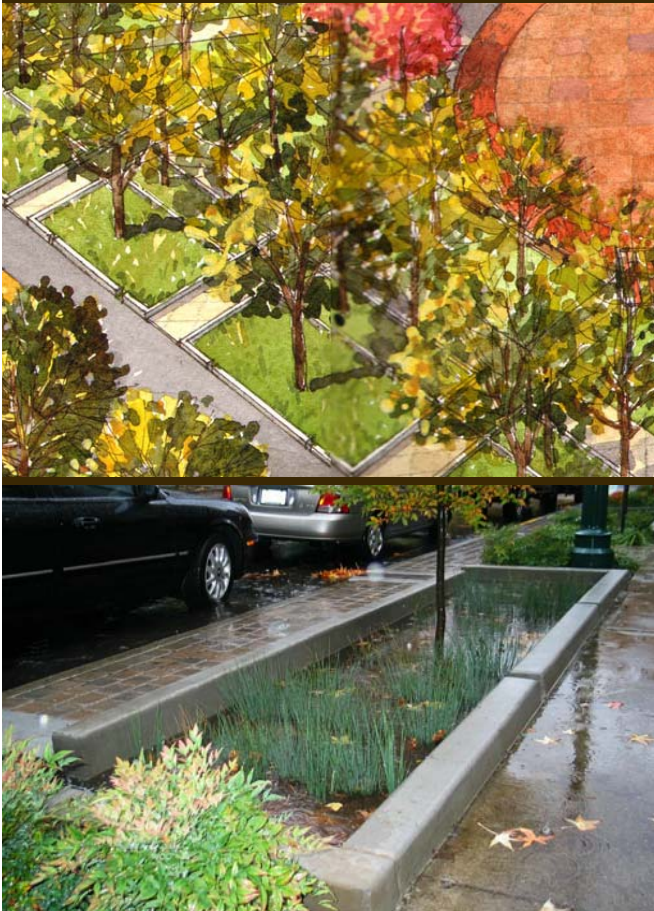


MINI-PARK

- Seat Walls:

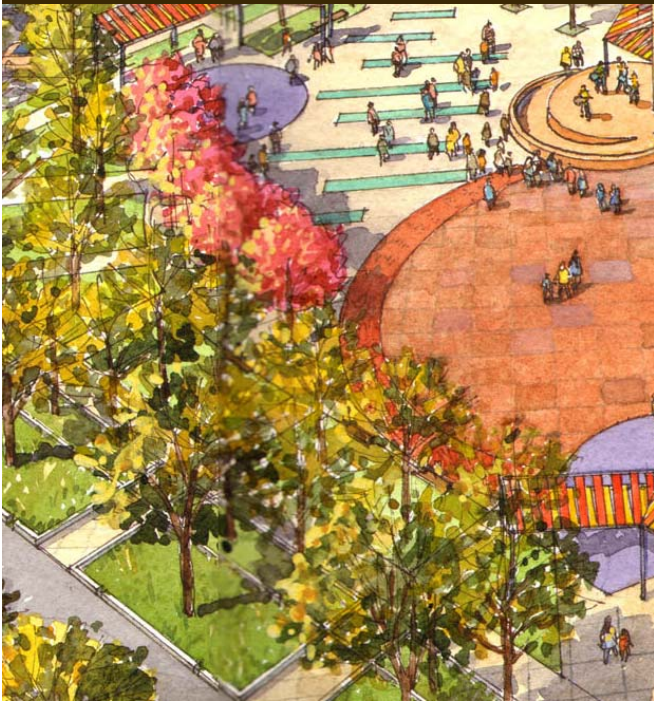


- Stormwater Planters:



MINI-PARK

Accent Trees in
Grates, Street Tree
Grates, & Street Tree
in Planters:

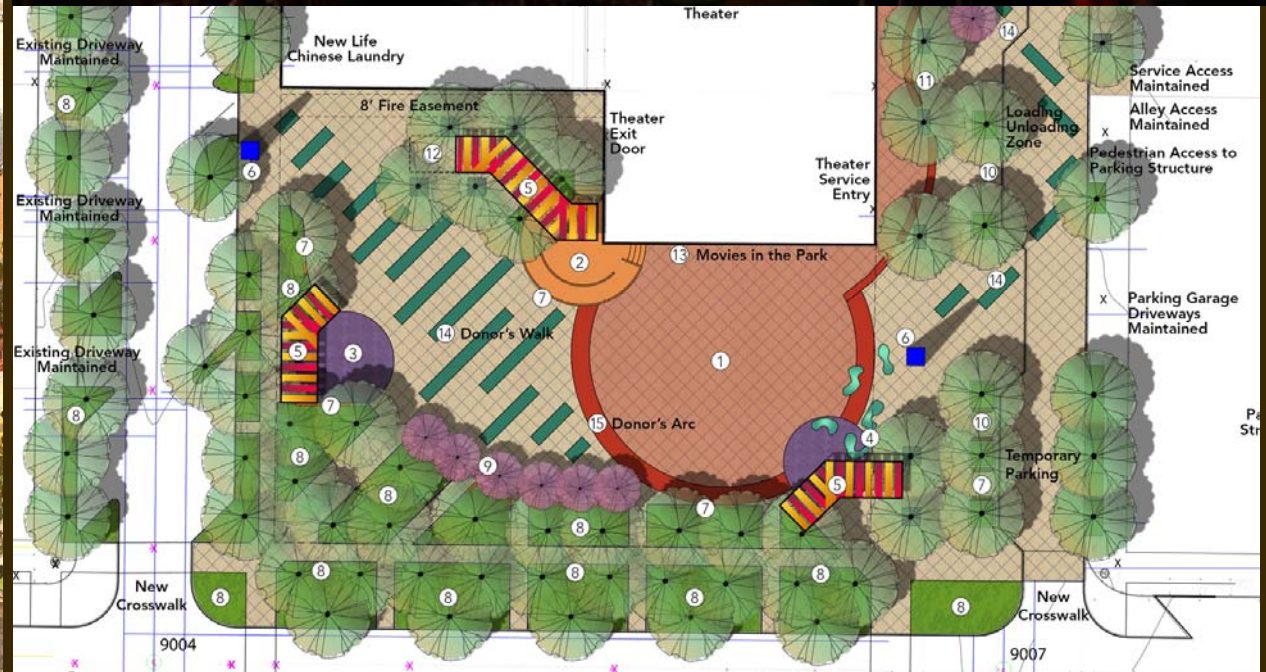
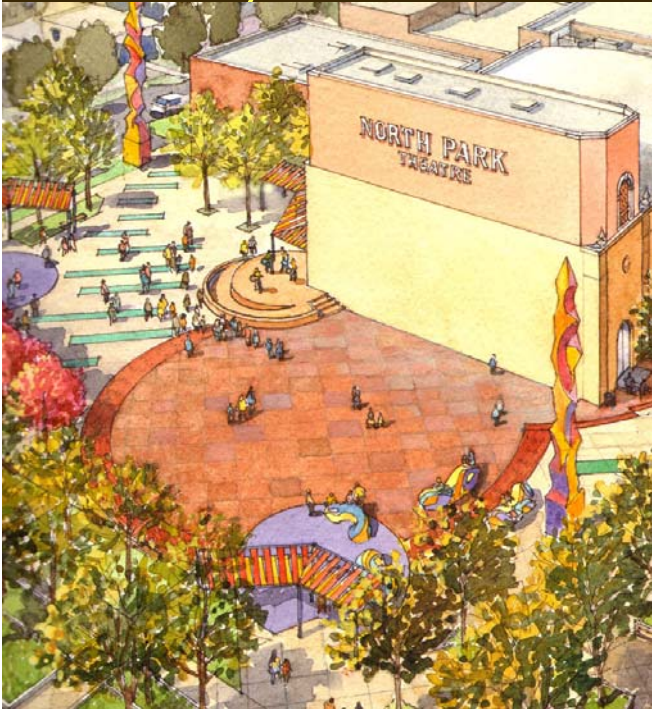


Plumbing & Electrical Hookup (Potential Future Location For Restroom):



MINI-PARK

Movies in the
Park (Using
Existing Theater
Wall)



MINI-PARK

- Donor's Walk & Donor's Arc



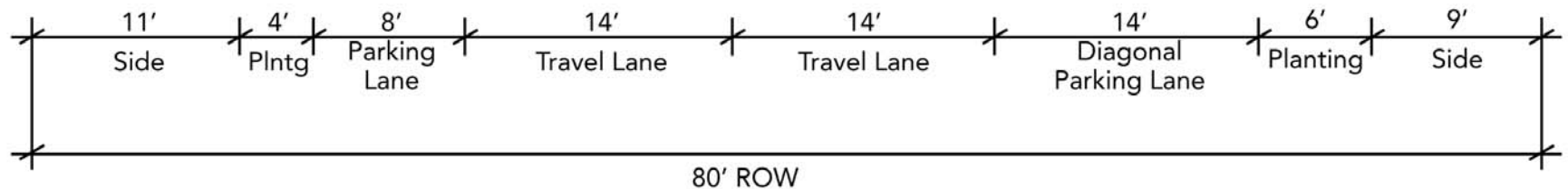
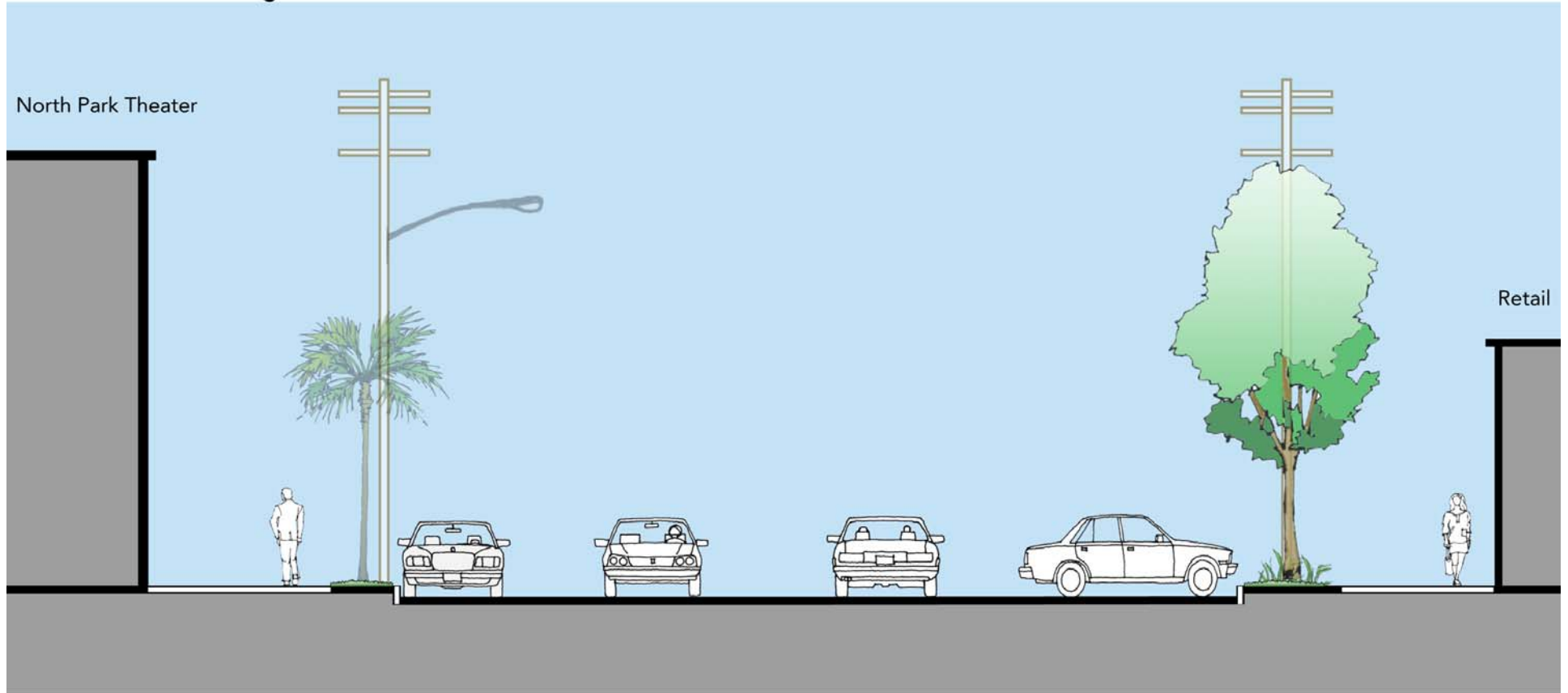


PREFERRED STREET CONCEPTS

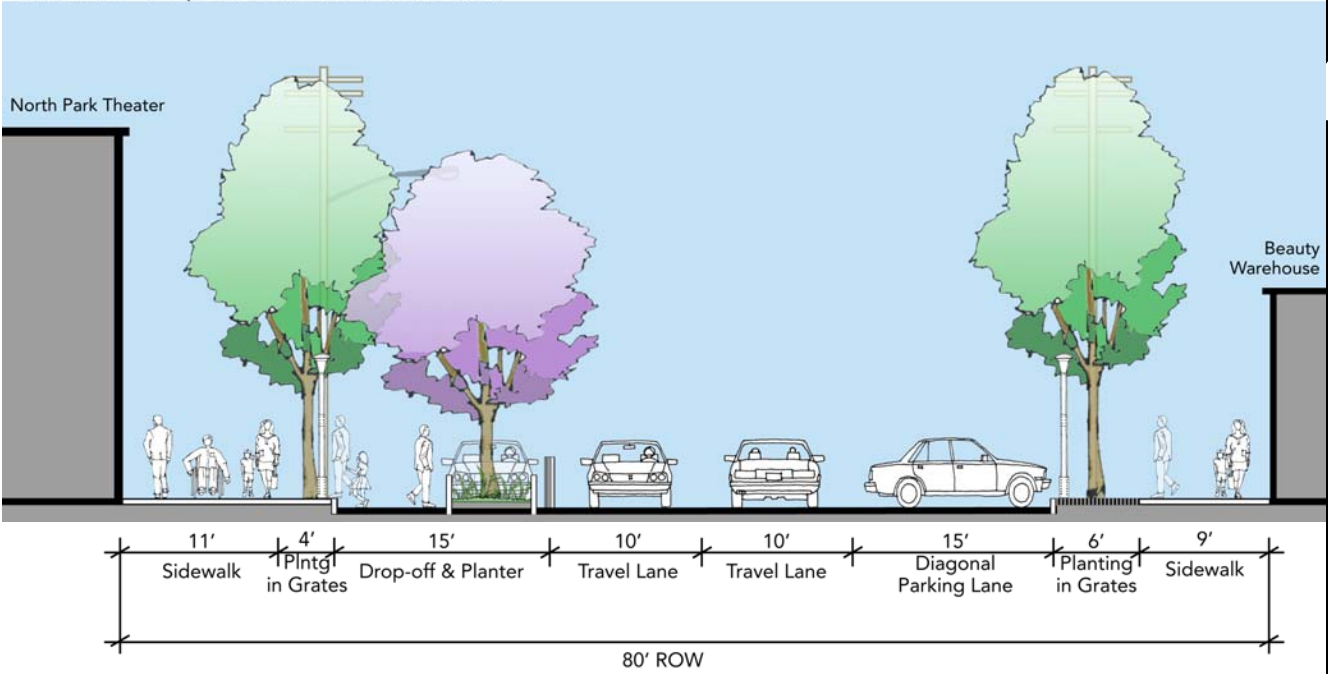


STREETS – 29th St (North Half of Block)

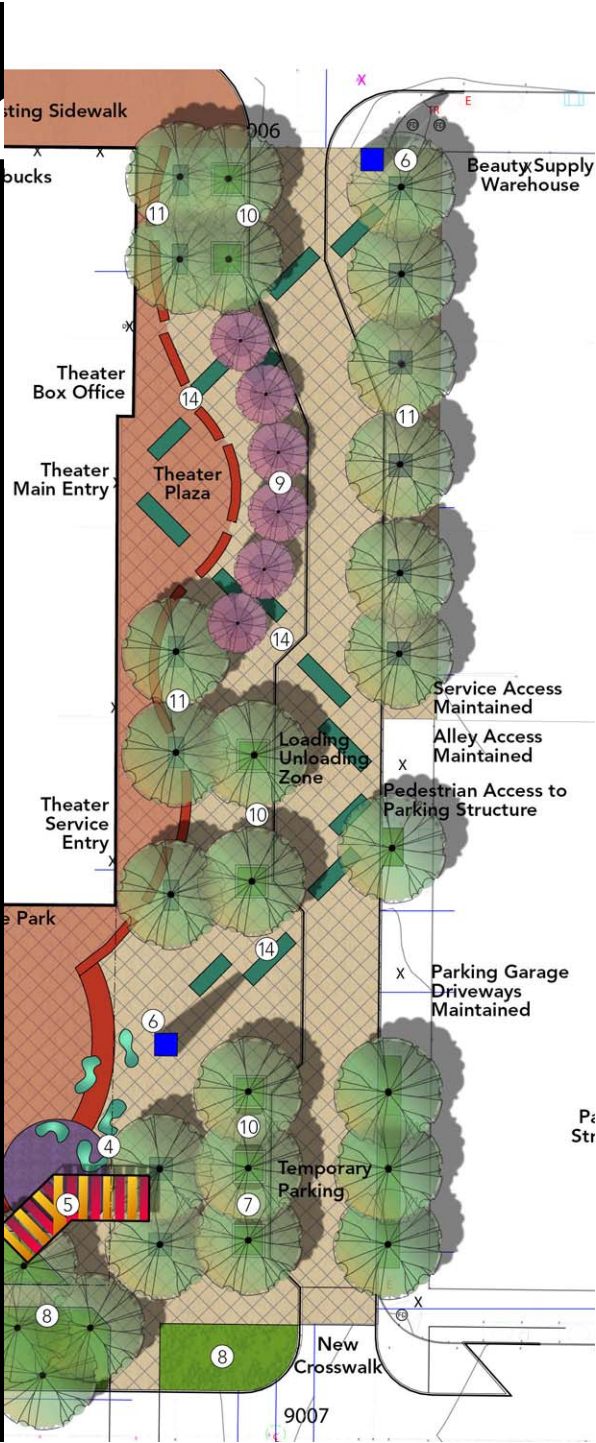
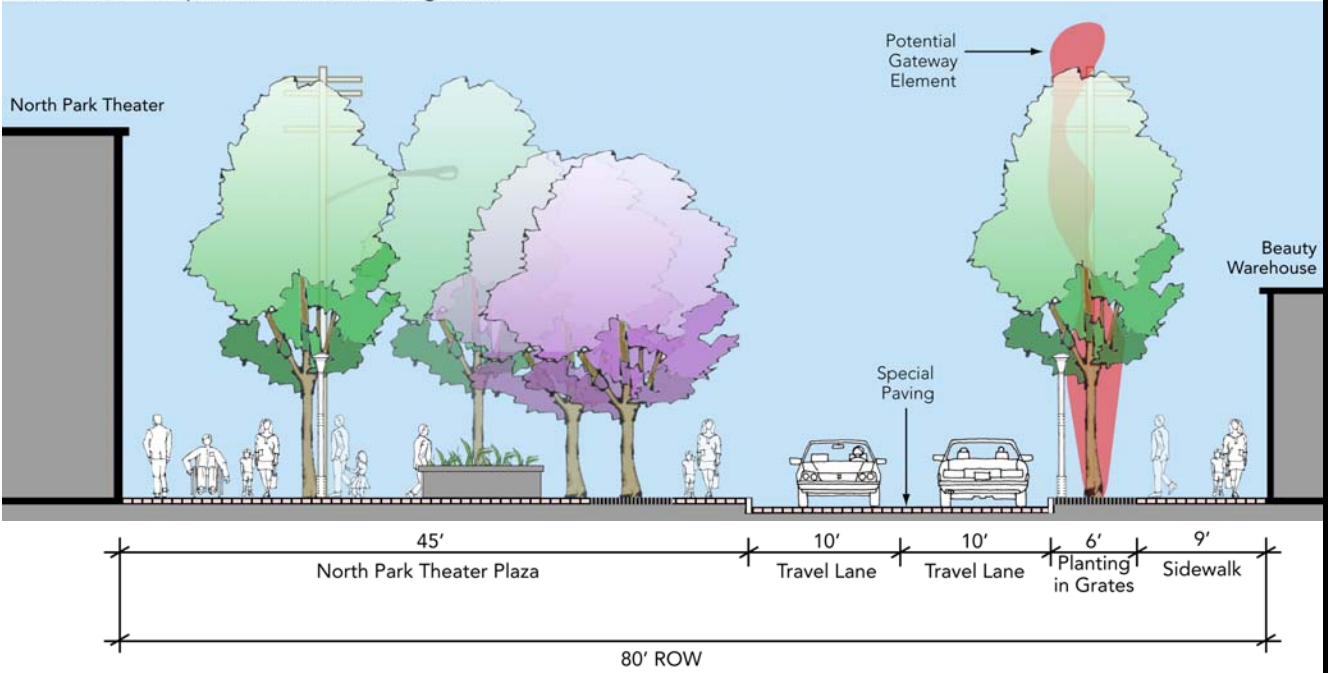
29th Street - Existing Section - A



29th Street - Proposed Section A - Short Term

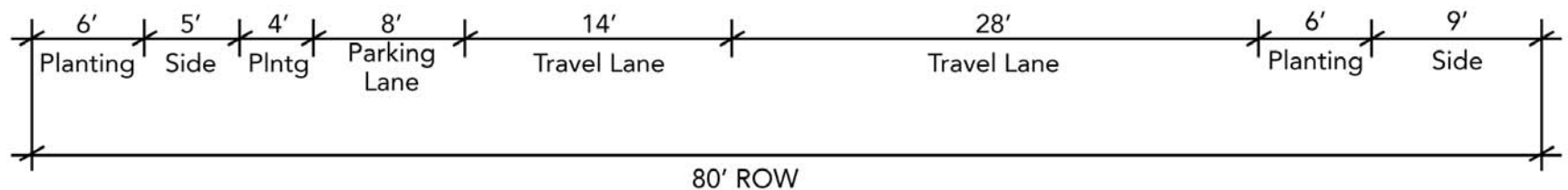
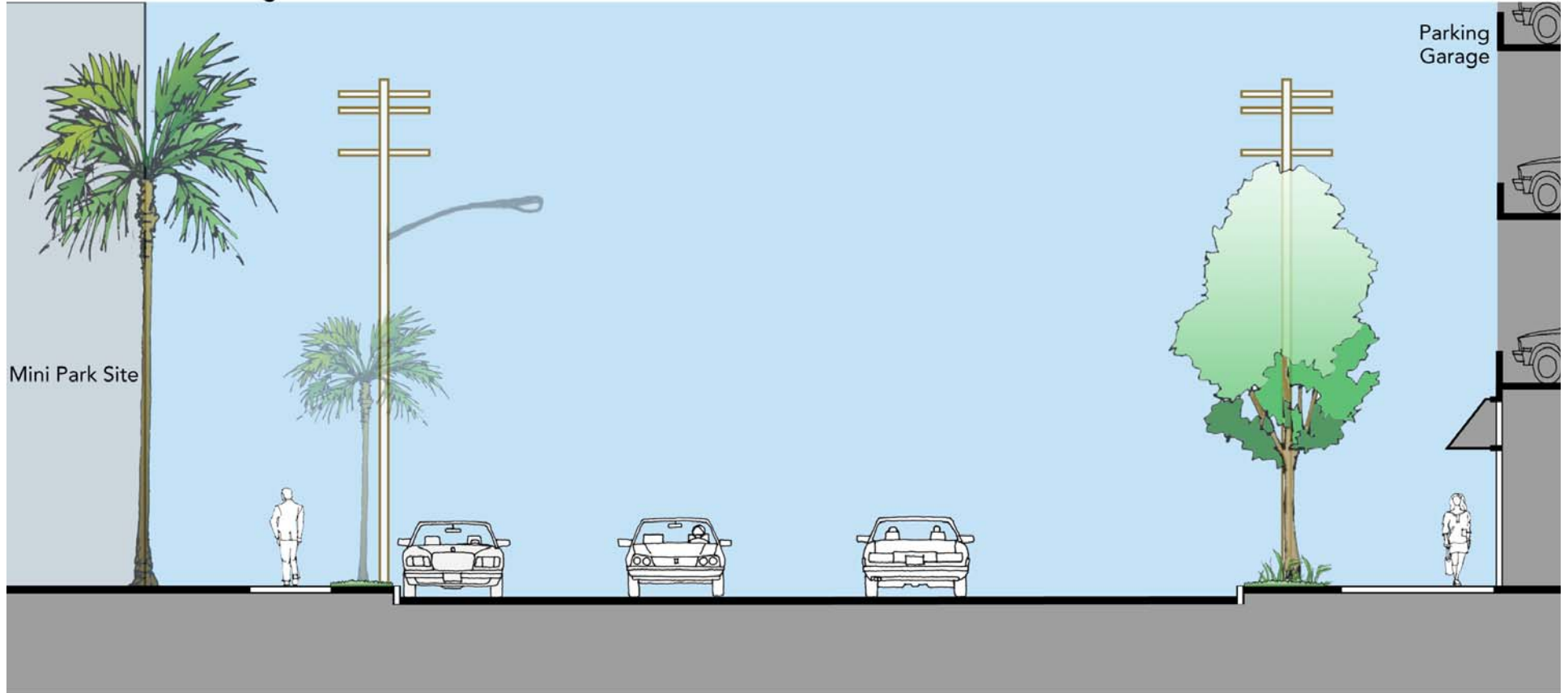


29th Street - Proposed Section A - Long Term

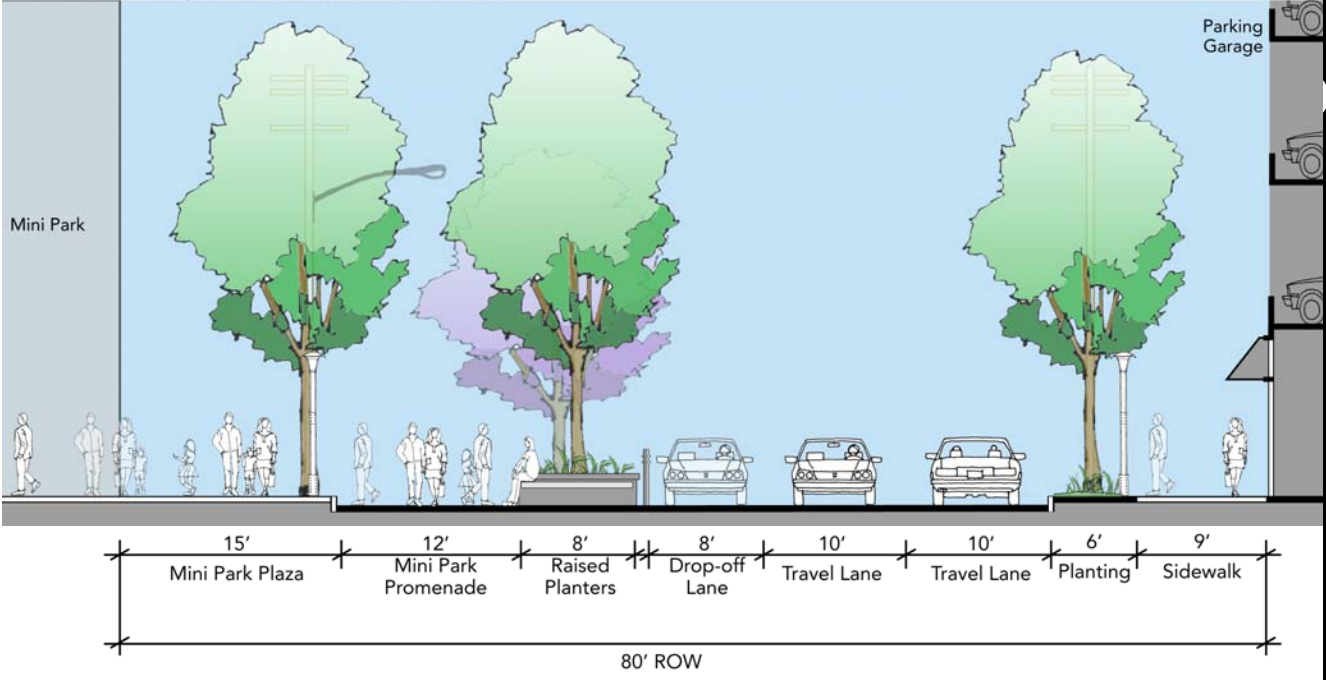


STREETS – 29th St (South Half of Block)

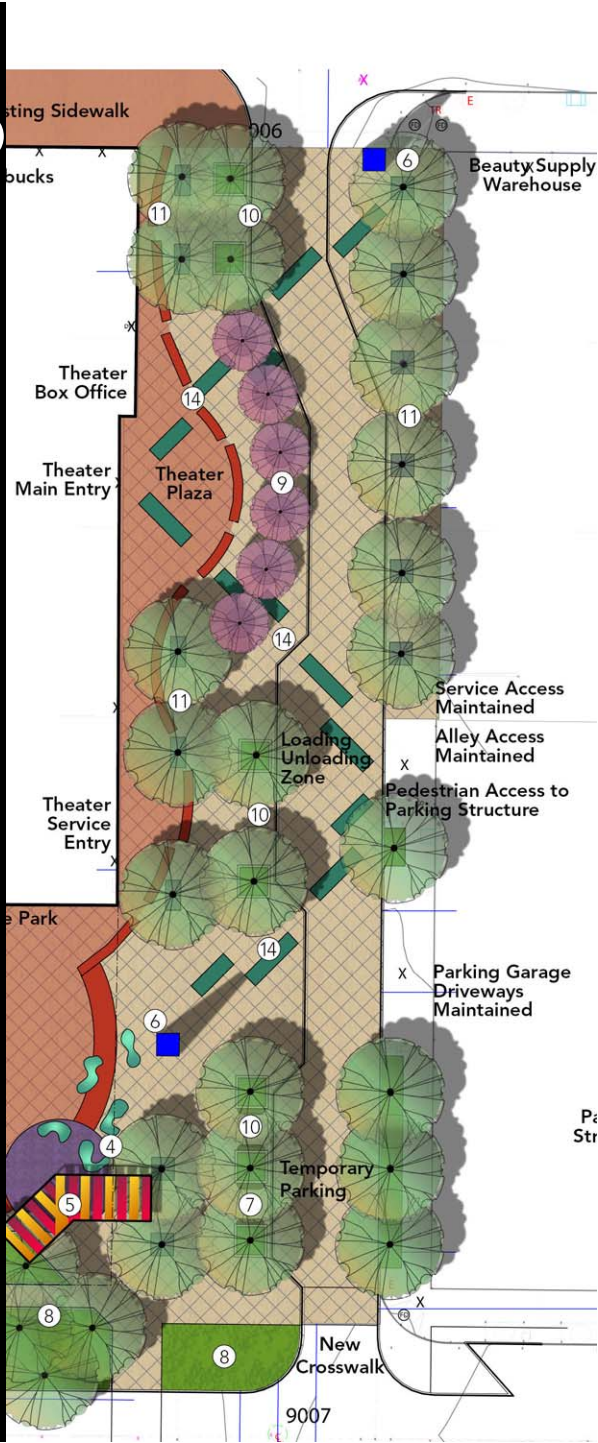
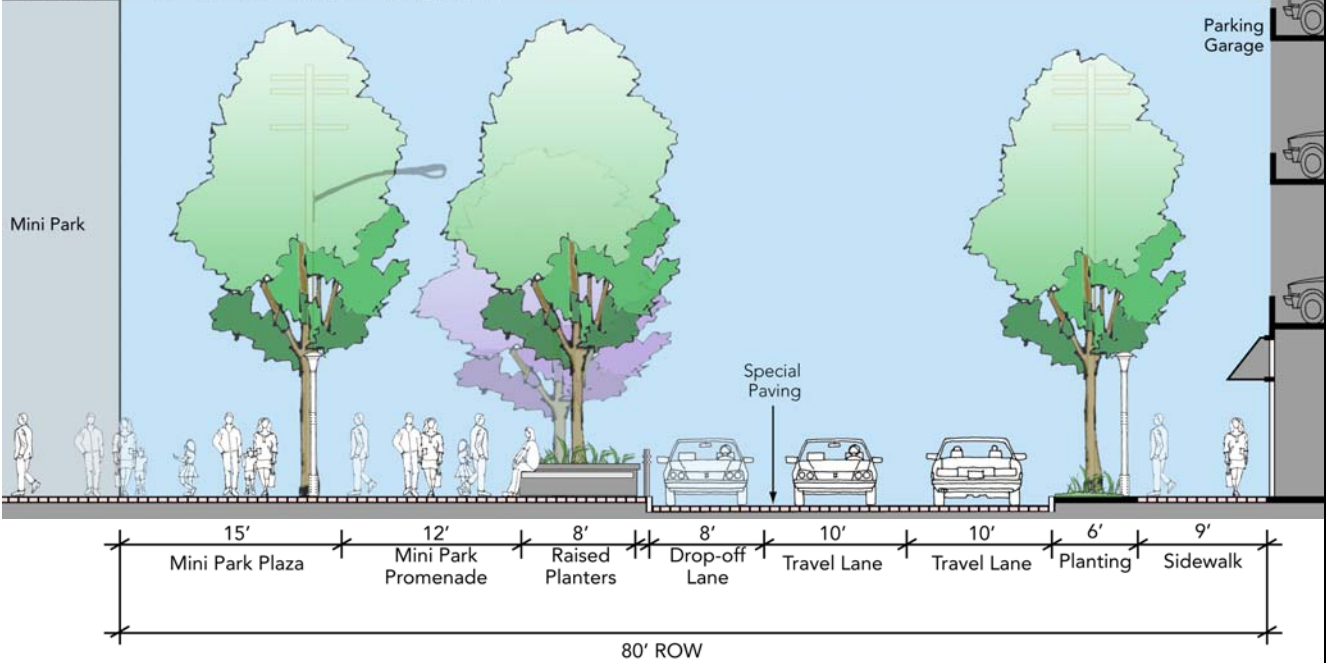
29th Street - Existing Section - B



29th Street - Proposed Section B - Short Term

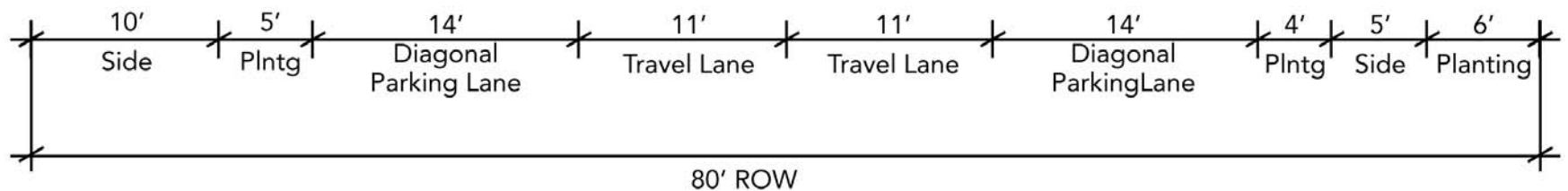
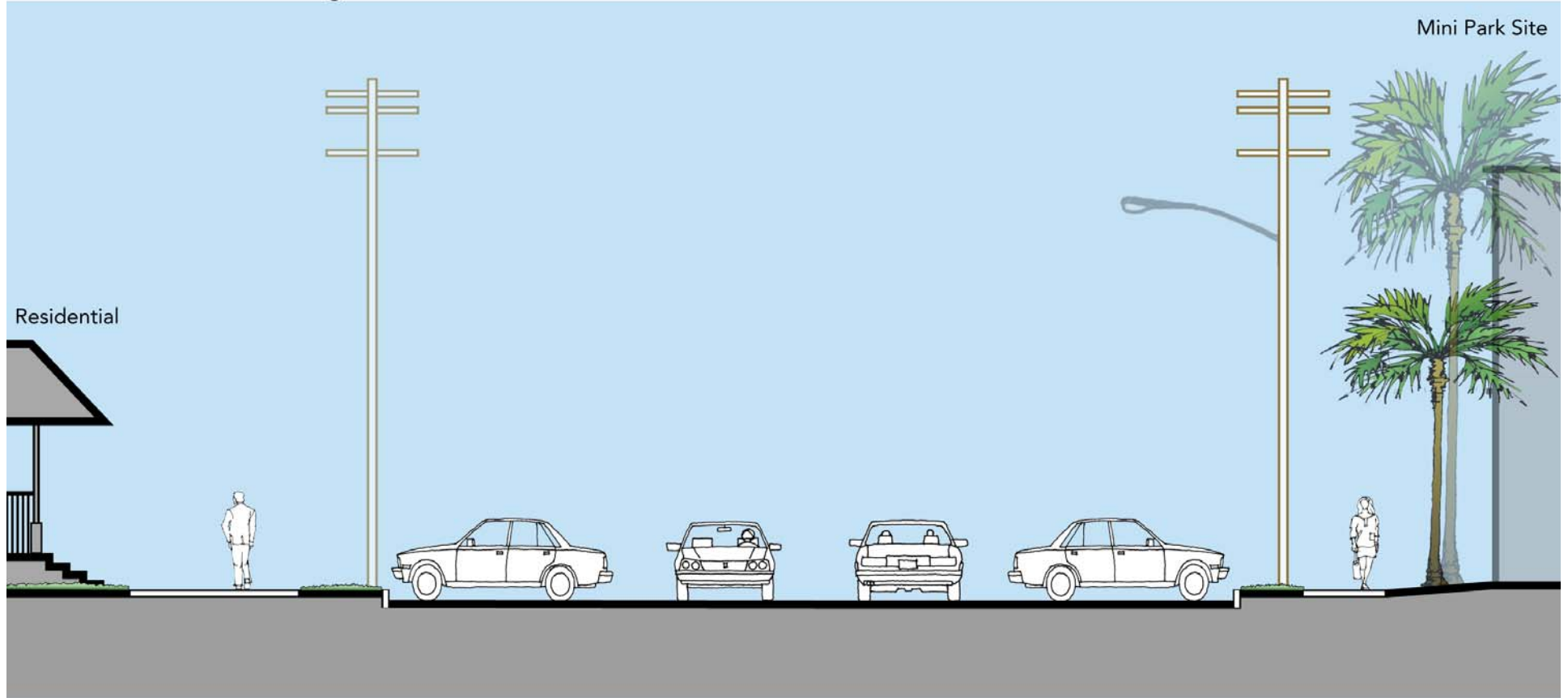


29th Street - Proposed Section B - Long Term

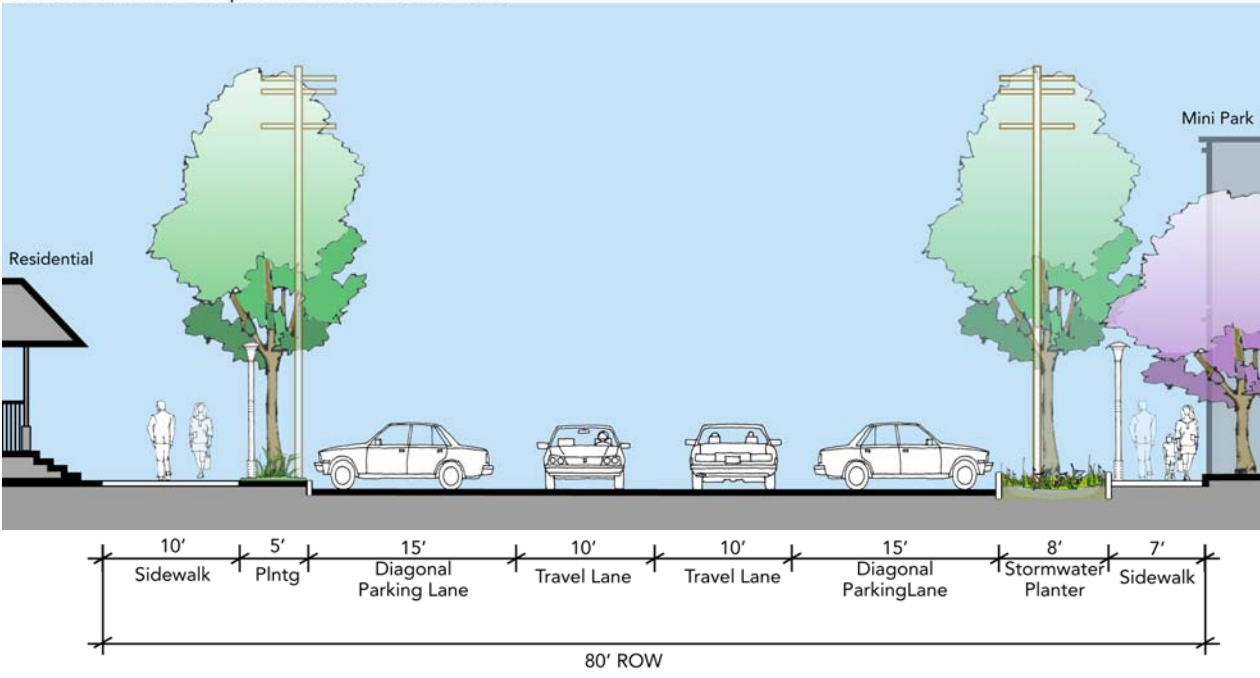


STREETS – Granada Ave

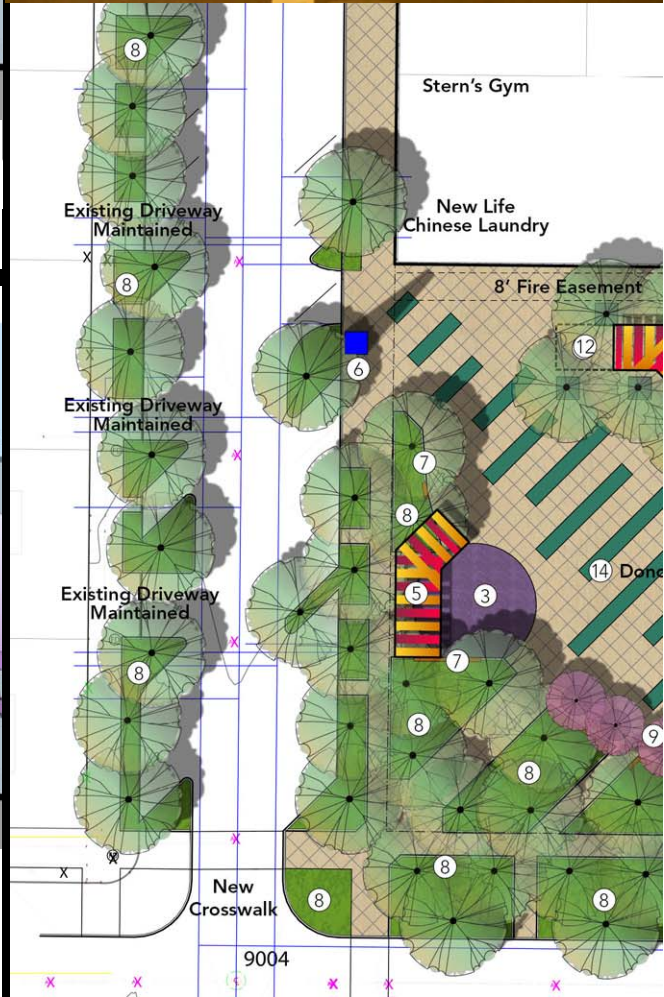
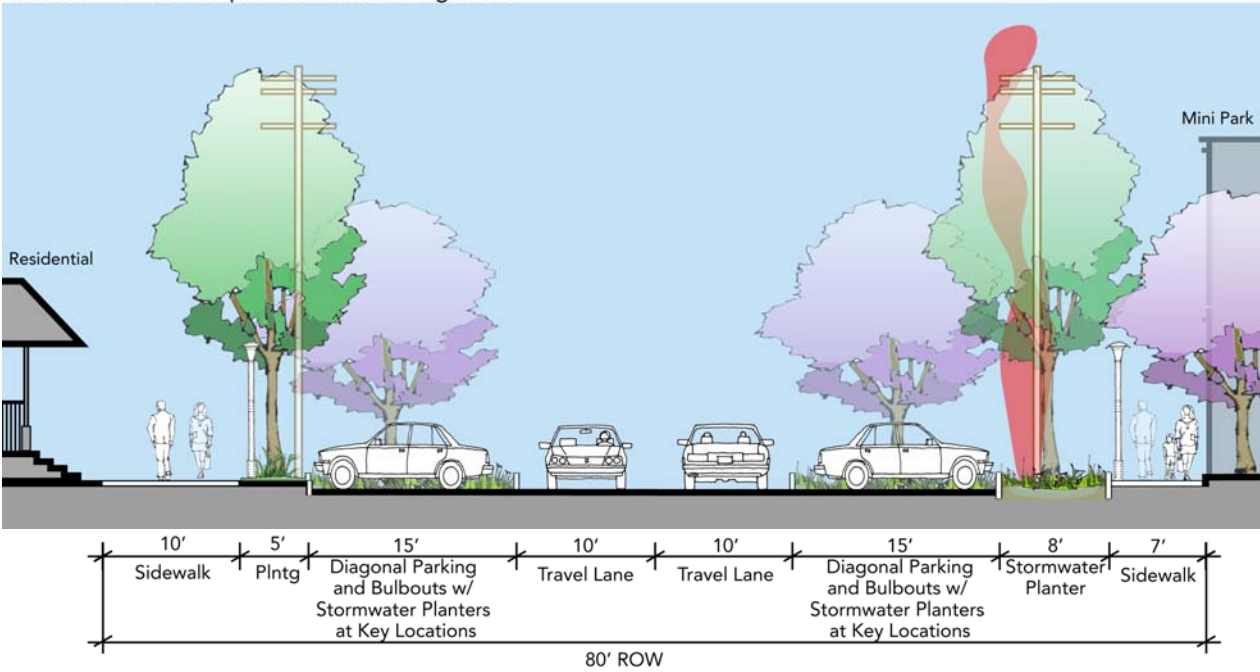
Granada Avenue - Existing Section



Granada Avenue - Proposed Section - Short Term

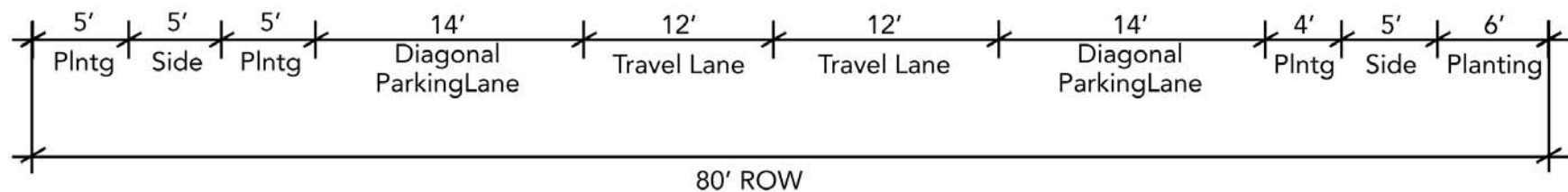
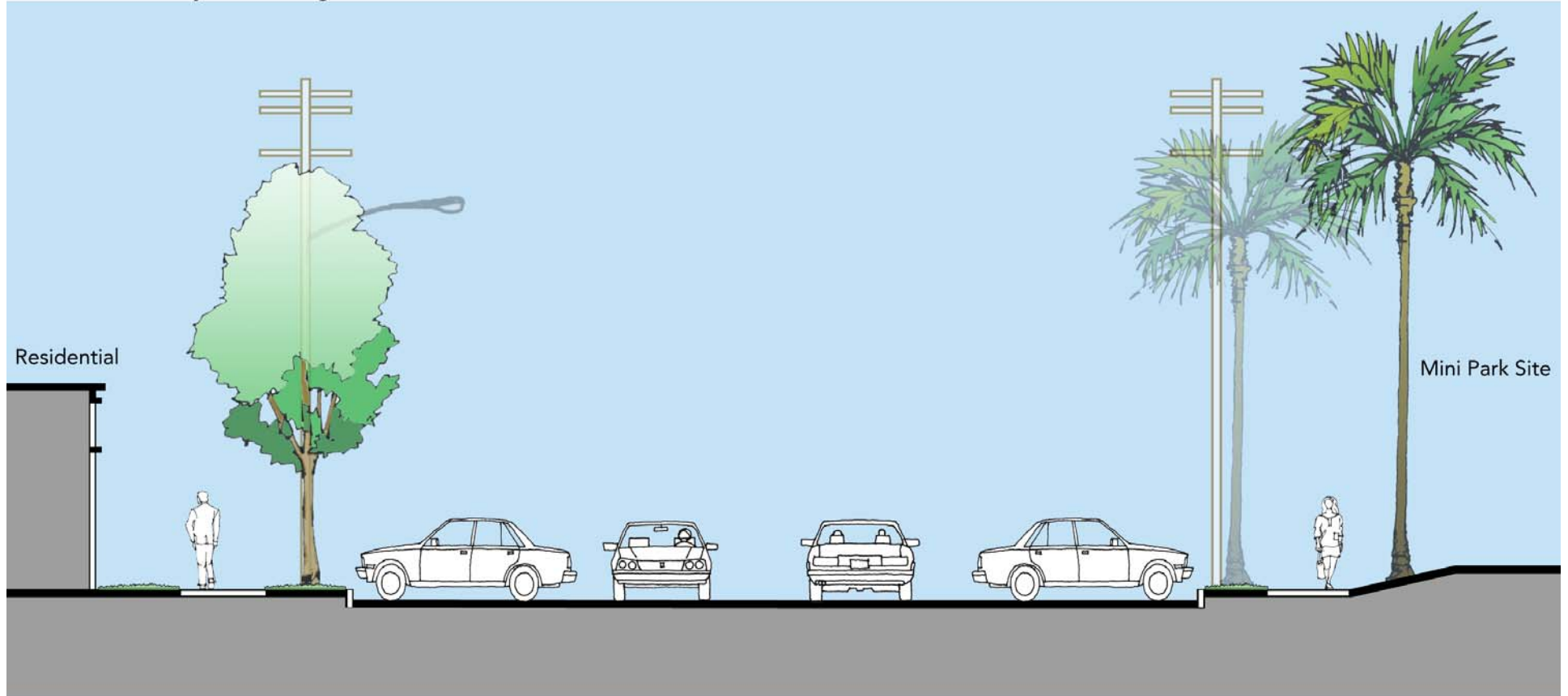


Granada Avenue - Proposed Section - Long Term

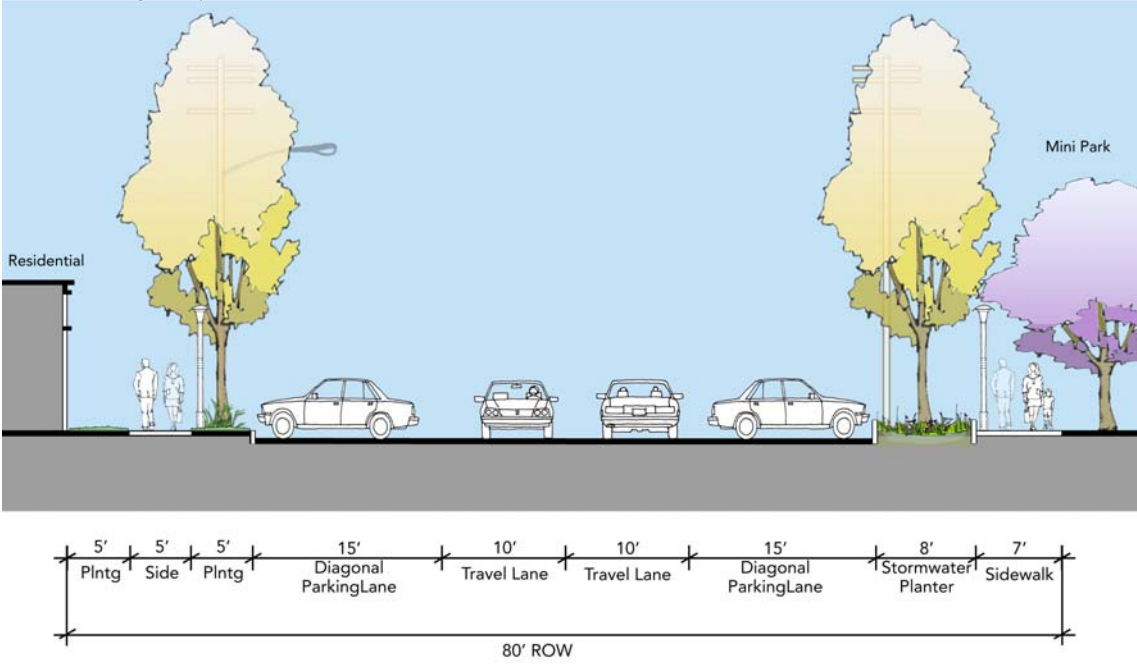


STREETS – North Park Way

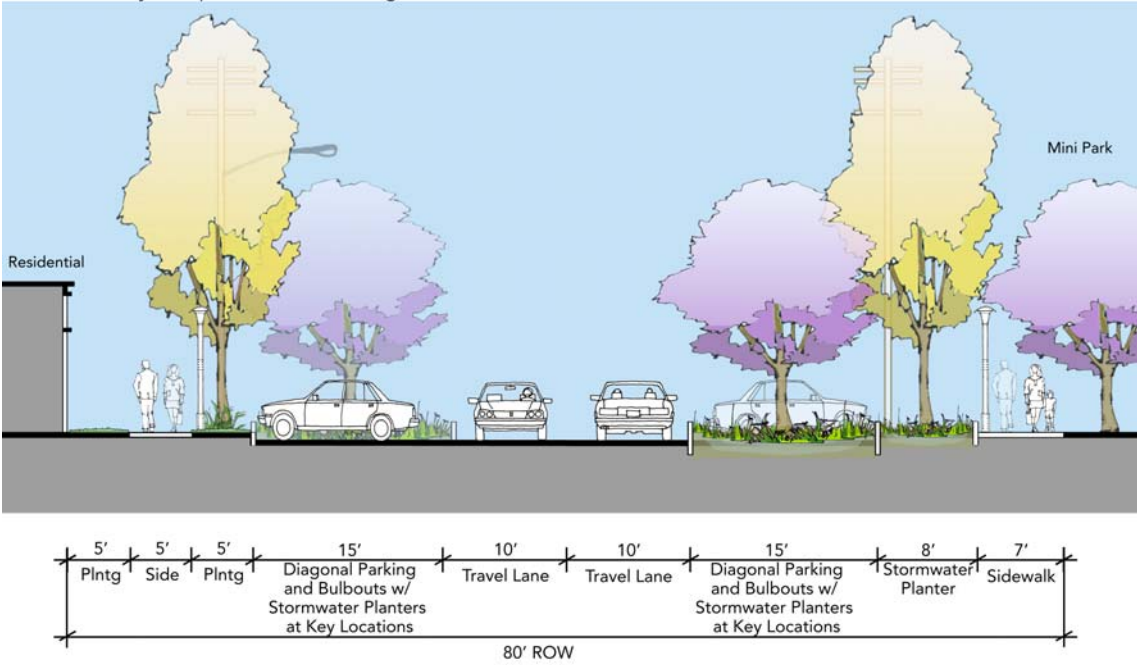
North Park Way - Existing Section



North Park Way - Proposed Section - Short Term

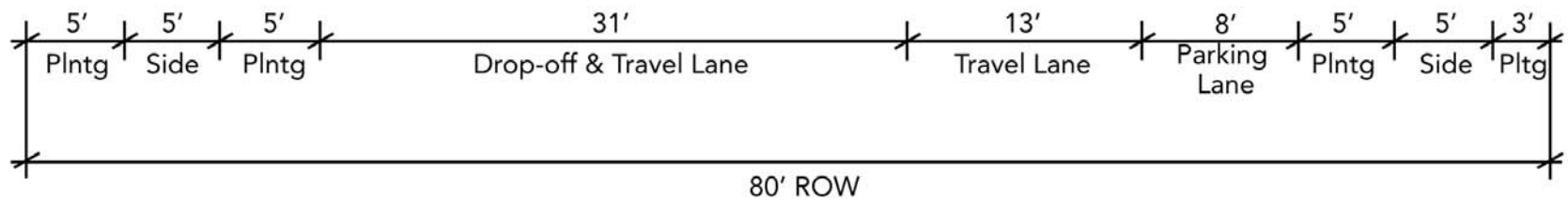
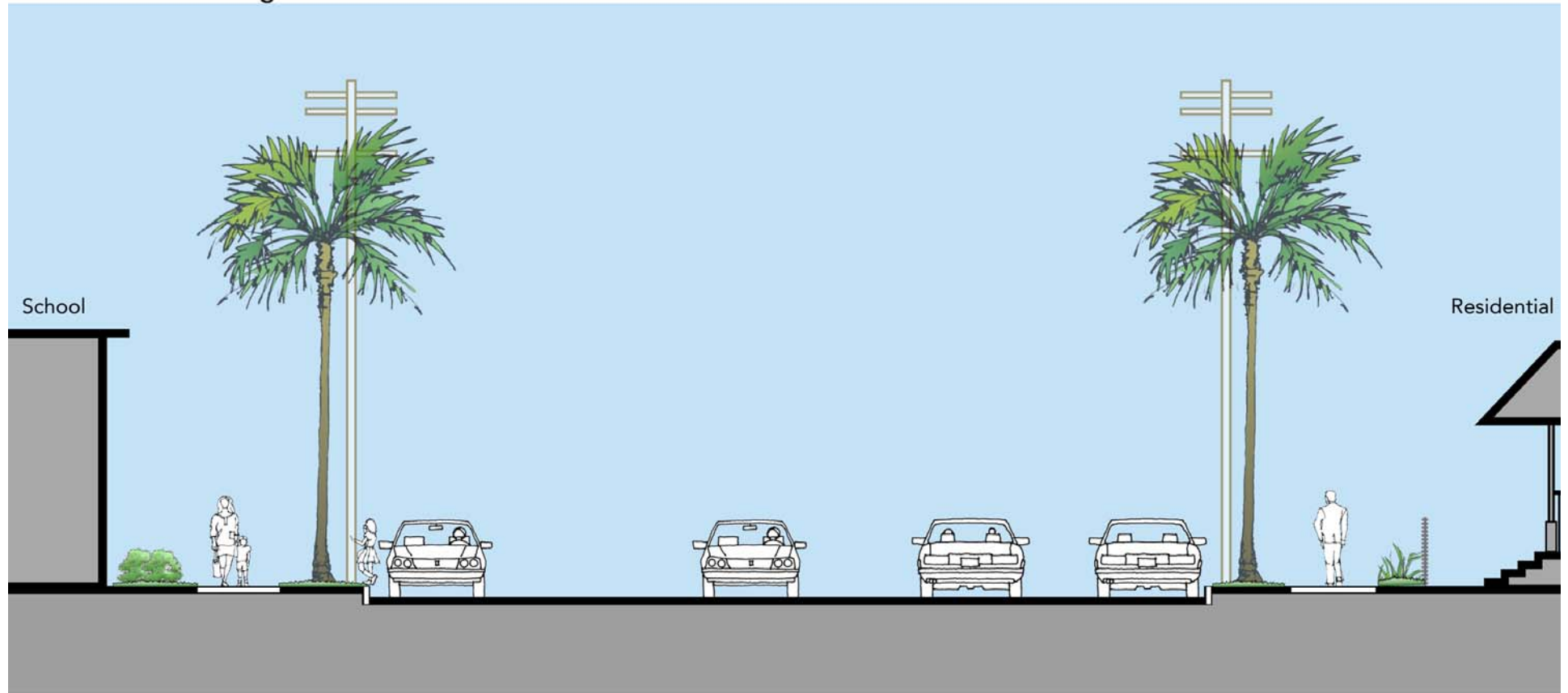


North Park Way - Proposed Section - Long Term



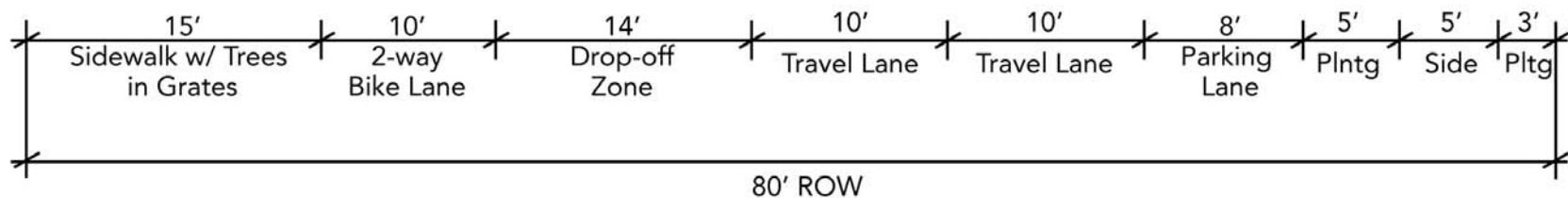
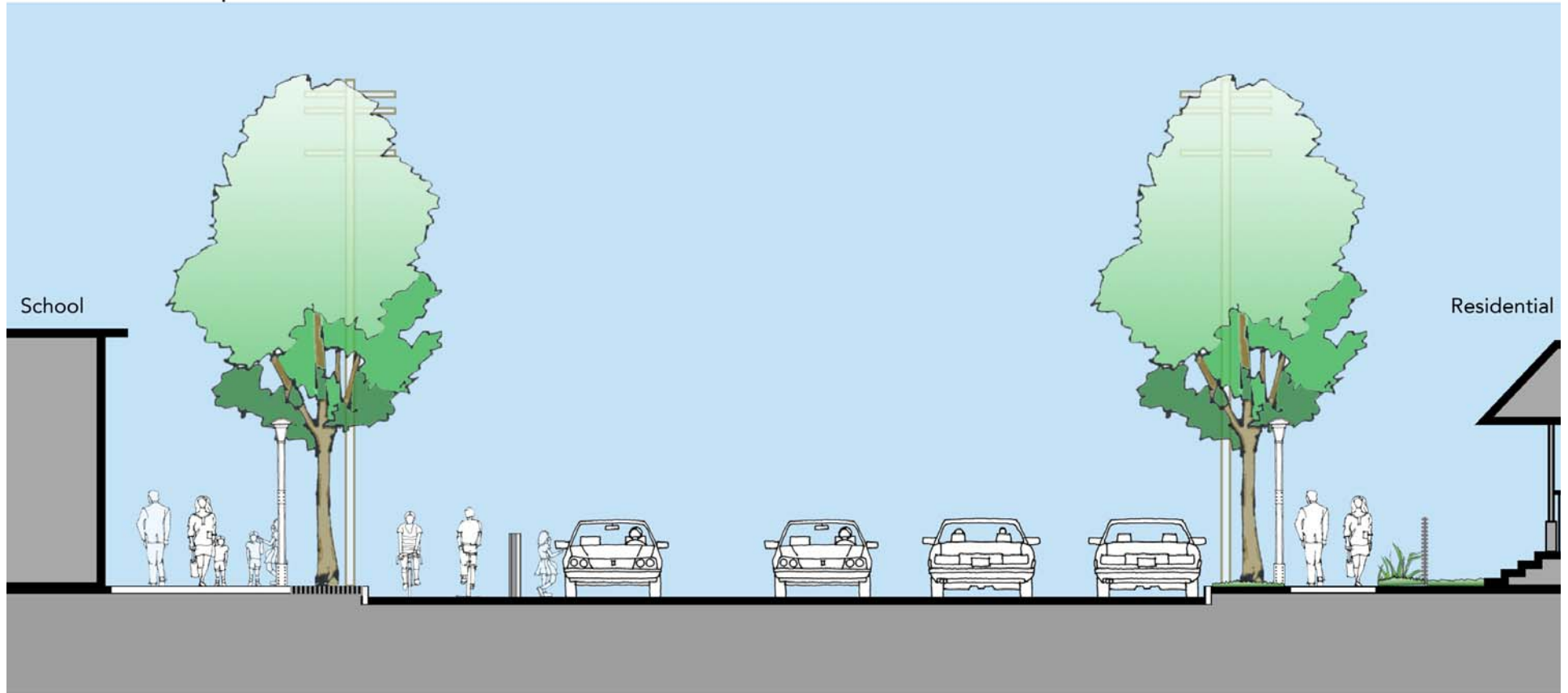
STREETS – Utah (University-North Park Way)

Utah Street - Existing Section A



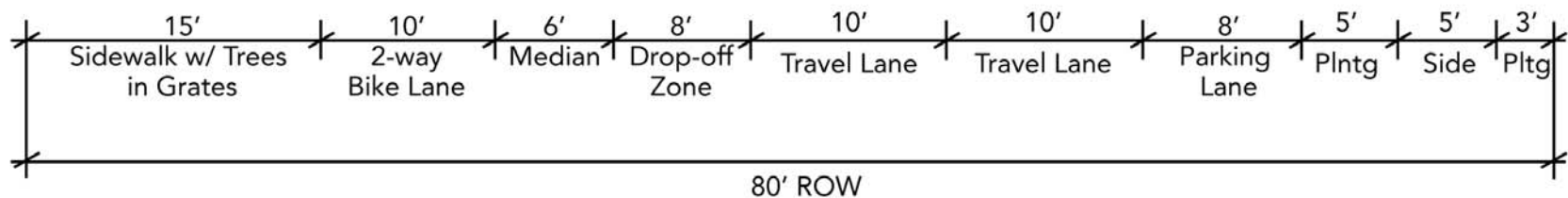
STREETS – Utah (University-North Park Way)

Utah Street - Proposed Section A - Short Term



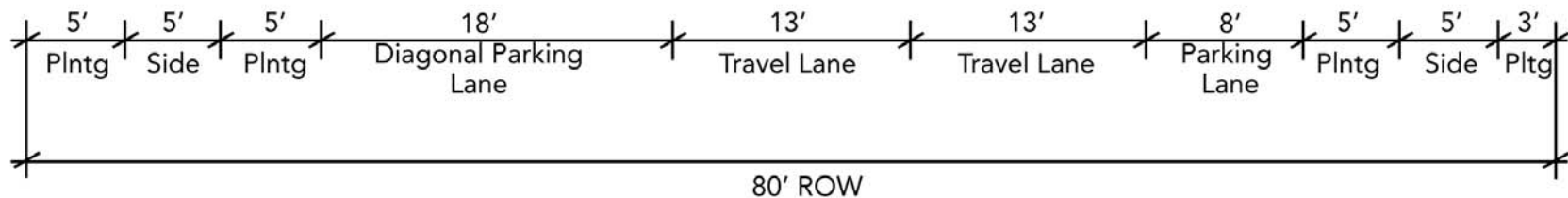
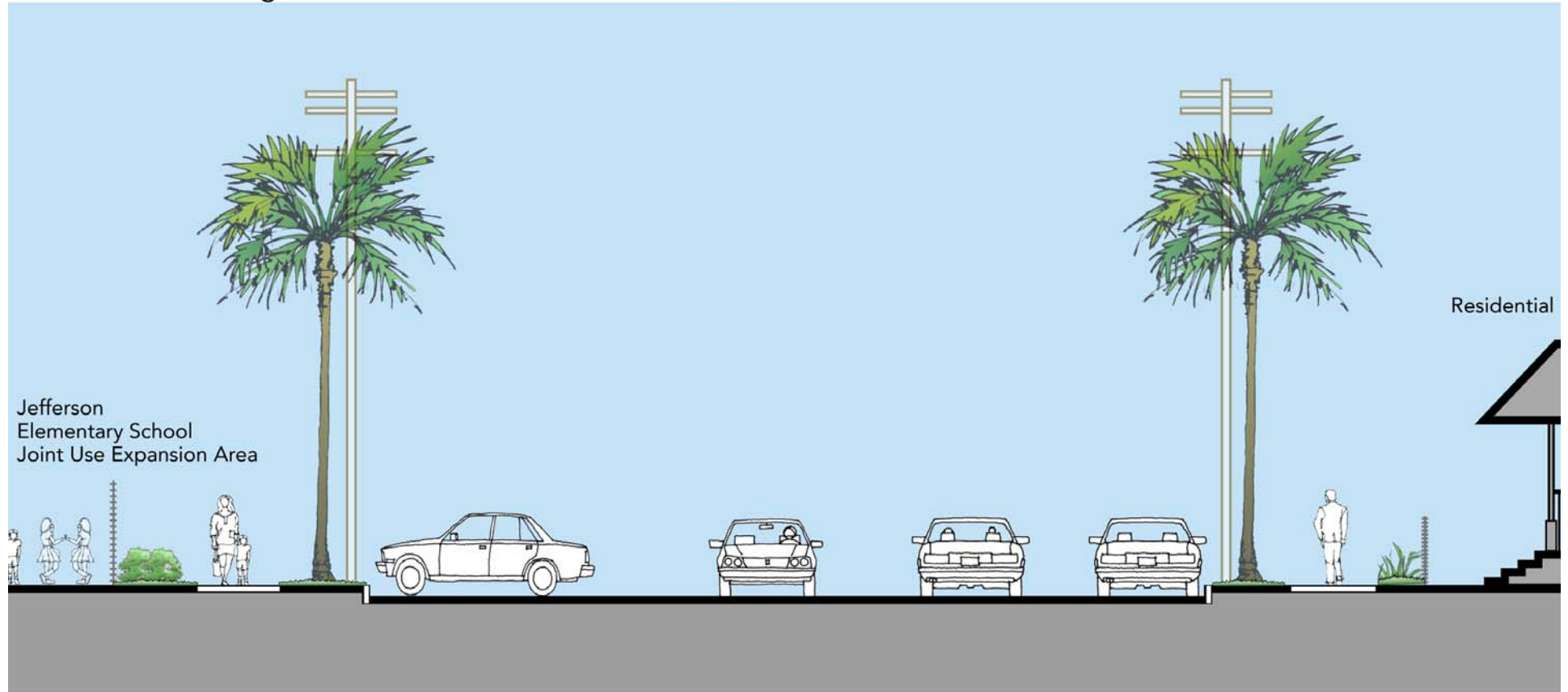
STREETS – Utah (University-North Park Way)

Utah Street - Proposed Section A - Long Term



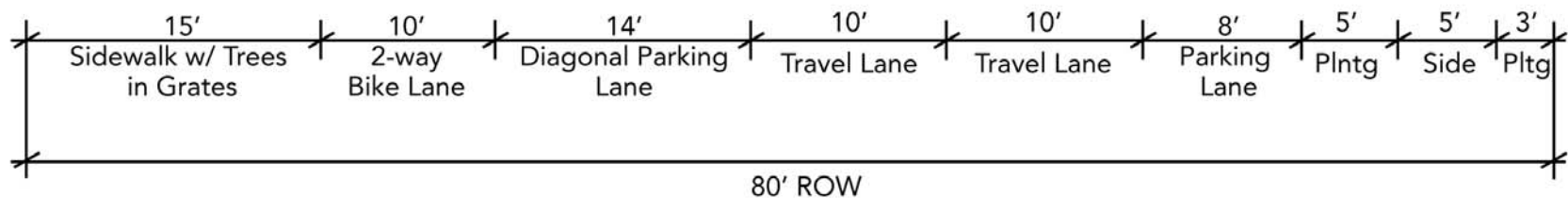
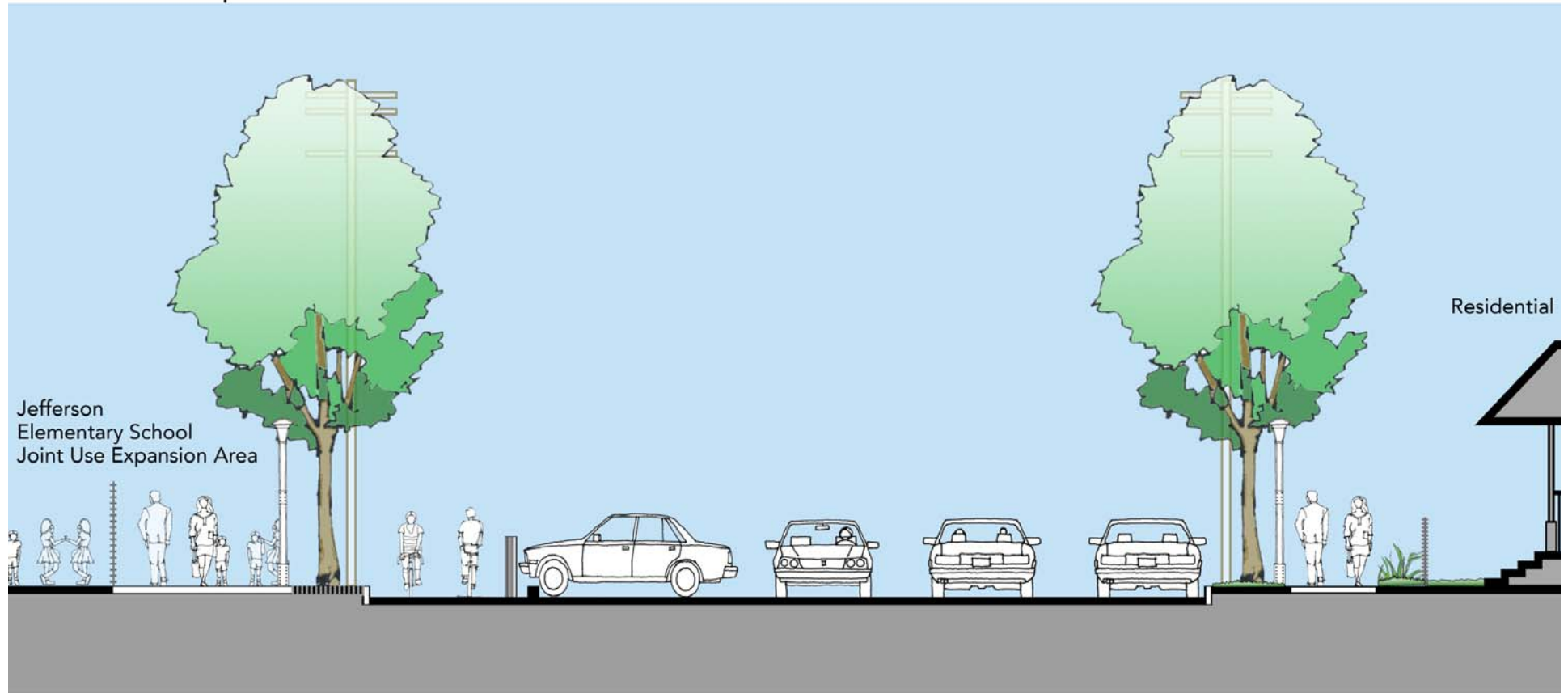
STREETS – Utah (North Park Way-Gunn)

Utah Street - Existing Section B



STREETS – Utah (North Park Way-Gunn)

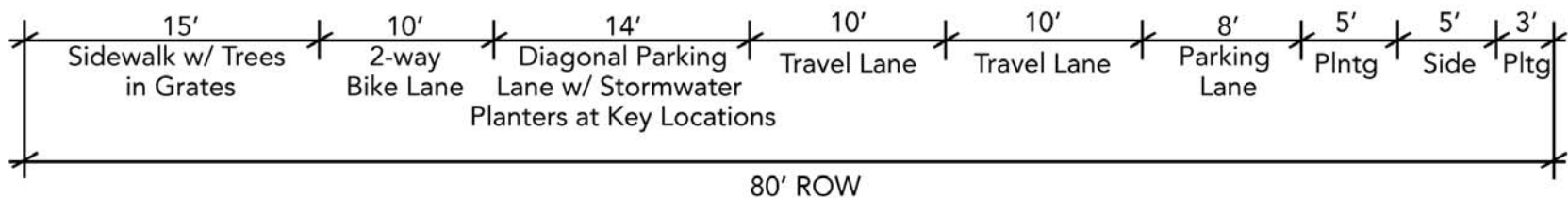
Utah Street - Proposed Section B - Short Term



STREETS – Utah (North)



Utah Street - Proposed Section B - Long Term





DESIGN MATERIALS & FURNISHINGS



SITE FURNISHINGS



PAVING



DECOMPOSED GRANITE

COLORED AND TEXTURED CONCRETE



PRELIMINARY COST ESTIMATES

Preliminary Cost Estimates (Very approx.)

- Mini Park

Civil (Site Prep, Demo, Grading, Utilities)=	\$309,300
Landscape (Planting, Drainage, Irrigation)=	\$866,100
Subtotal =	\$1,175,400
Mobilization =	\$235,000
Design Contingency =	\$117,500
Total =	\$1,527,900

- Streets

Civil (Around Mini Park)=	\$163,300
Civil (Other Streets)=	\$506,900
Landscape (Around Mini Park)=	\$536,200
Landscape (Around Mini Park)=	\$444,800
Subtotal =	\$1,651,200
Mobilization =	\$330,200
Design Contingency =	\$247,800
Total =	\$2,229,000



FUNDING & MAINTENANCE



Funding and Maintenance

Initial Assumptions

–3 Interconnected Projects

- Mini-Park
- Jefferson Joint Use Facilities
- Interconnected Streets

–\$1.25M for North Park Mini-Park

–\$1.43M Redevelopment Funds for Street ROW

–Additional Redevelopment Funds available

–MAD to cover maintenance of mini-park and streets

–Potential stormwater pilot project, with maintenance by Storm Water Dept

Funding and Maintenance

Today's Assumptions & Reality

- Redevelopment has been dissolved
- \$125K in NPSP Fees encumbered by City Council to Complete Mini-Park GDP
- \$125K in Redevelopment Funds encumbered by City Council to Complete Streetscape Master Plan
- Remaining \$1.31M in Redevelopment Funds may not be available
- MAD Overlay voted down
- Stormwater pilot project not viable at this time
- City maintenance funds not identified

Funding and Maintenance

Good News

- Jefferson Joint Use Facilities Complete!
- \$1.25M for Mini-Park



North Park Mini-Park & Associated Streetscapes